LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42244EKO84 Price: 389 000 EUR

agency fees to be paid by the seller

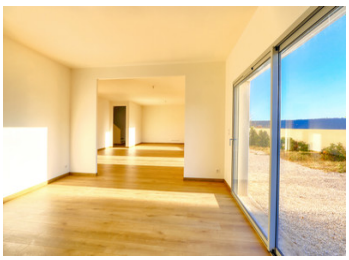
LUBERON – Contemporary, spacious and bright property with independant studio, garden, views and energy rate A!

EXCLUSIVE















INFORMATION

Town:	Saint-Martin-de-Castillon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	237 m2
Plot Size:	890 m2

IN BRIEF

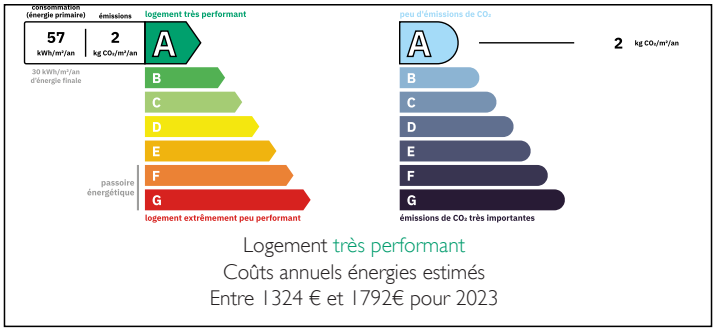
A GREAT OPPORTUNITY

In Saint-Martin-de-Castillon, in the heart of the Luberon and close to the village, this spacious contemporary house enjoys a peaceful setting, excellent natural light and lovely open views across the Luberon.

With around 243 m² of living space on a 890 m² plot, it offers generous and versatile accommodation. The ground floor features a large living/dining room with open-plan kitchen, a bedroom with spacious shower room and sauna. Upstairs are three further bedrooms, a bathroom and a second reception room or studio with potential for a kitchen.

A separate area of approximately 76 m² could easily be created, ideal for guests, family, a home business or rental use.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1324 € et 1792€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**700 EUR**

NOTES

DESCRIPTION

Saint-Martin-de-Castillon is a small medieval village perched in the heart of the Luberon Regional Nature Park. With its picturesque streets and authentic atmosphere, it offers a unique living environment—both peaceful and close to everyday amenities. The village has a small grocery store and a bar-restaurant, while Apt, just 10 km away, provides all essential services: supermarkets, secondary schools, a hospital, a Provençal market, cinema, and a variety of shops. The TGV station in Avignon is just 1 hour 15 minutes away, and Marseille airport can be reached in 1 hour 30 minutes, making travel around France and internationally very convenient.

The region is a true paradise for nature and outdoor enthusiasts. The Luberon Regional Nature Park offers miles of hiking and mountain biking trails, cycling routes, and scenic paths through perched villages and lavender fields. The landscapes alternate between wooded hills, forests, scrubland, and valleys, with breathtaking views at every turn. The biodiversity is exceptional: birds, deer, wild boar, and a varied flora typical of the Luberon, which changes with the seasons. It is an ideal setting for family activities, leisurely walks, outdoor sports, or simply enjoying the beauty of Provençal landscapes from a terrace or garden.

In short, this house offers not only modern comfort and high-quality finishes but also a rare opportunity to live in an exceptional natural setting, with the freedom to personalize the spaces to your taste and fully enjoy the unique charm of the Luberon.

Do not hesitate to contact me for...

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