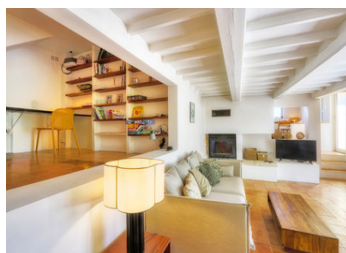
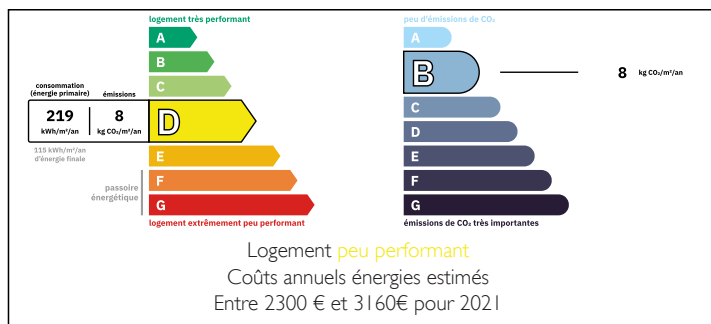


ST MARTIN DE CASTILLON, PROVENCE - Beautiful hamlet property with pool, private garden and stunning views!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-de-Castillon
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	153 m2
Plot Size:	904 m2

IN BRIEF

In an idyllic little hamlet at the foot of Saint-Martin-de-Castillon, this charming and unusual property offers a large private garden, a swimming pool and a spacious terrace with magnificent views across the Luberon.

A particularly peaceful setting, ideal for those seeking tranquillity, beauty and comfort.

On the ground floor, a spacious contemporary living room, filled with light through large picture windows, enjoys lovely views over the garden and mountains. It includes an adjoining study and a bedroom with bathroom and separate WC. On the other side, there is a modern kitchen with dining area, pantry, utility room and a second shower room with WC.

Upstairs, a bright landing leads to an en-suite bedroom with shower room and WC, as well as a further bedroom.

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.



LOCAL TAXES

Taxe foncière: 1500 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...