

# SAINT MARTIN DE CASTILLON

SOLEIADOU-IMMO  
BULLETIN D'INFORMATION



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AGENTS EN PROVENCE



## UN TOUR D'HORIZON DE LA BASTIDE

SOLEIADOU-IMMO

L'immobilier au cœur de la Provence et de la Méditerranée

Bonjour - Good Morning - Guten Morgen - Guten Tag - Guten  
Abend - Buongiorno - Buenos días - Bom dia - Kaliméra -  
Goddag - Hej - Dzień dobry



# *YOUR BEAUTIFUL SPACE*



## **Living Rooms / Lounges :**

- 1 spacious living room of 70 m<sup>2</sup> with a stone fireplace
- 1 second lounge/TV room
- 1 dining room
- 1 mezzanine library area

## **Kitchens :**

- 1 fully equipped professional indoor kitchen (Lacanche, rotisserie, cold room)
- 1 large summer kitchen with open fireplace, dining area, direct access and view of the pool

## **Bedrooms – 6 total :**

- 3 suites with private bathrooms or shower rooms + toilets
- 1 bedroom/office with wood stove (ground floor)
- 1 artist's studio or additional bedroom (ground floor)
- 1 35 m<sup>2</sup> room to be converted into a master bedroom (ground floor)
- 1 children's dormitory (top level, modular)

## **Bathrooms / Shower Rooms :**

- 3 private bathrooms/shower rooms in the suites
- 1 shower room with guest toilet (ground floor)
- 4 separate toilets distributed across the floors

## *Building Description*

*Renovated Provençal Mas  
(18th century)*

*Living area : 330 m<sup>2</sup>  
Gross floor area : Approx.  
400 m<sup>2</sup>*

*Total number of rooms : 10  
main rooms*

*Chemin des Marteaux  
84750 Saint-Martin-de-  
Castillon*

**Annexes :**

- 1 laundry room with cold room
- 1 pantry
- 1 double garage (38 m<sup>2</sup>) with cellar
- 1 carport
- Outdoor parking : large gravel driveway for several vehicles

**Comfort :**

- Underfloor heating
- Air conditioning in all rooms except the main living room
- Wooden double glazing
- Internet – Security system
- Mains water

**OUTDOORS :**

- Landscaped park of approximately 5,000 m<sup>2</sup>
- Swimming pool 12 m x 5 m with stone decking
- Several terraces, including 3 private ones adjoining bedrooms
- Pétanque court
- Fountain
- Treehouse with electricity

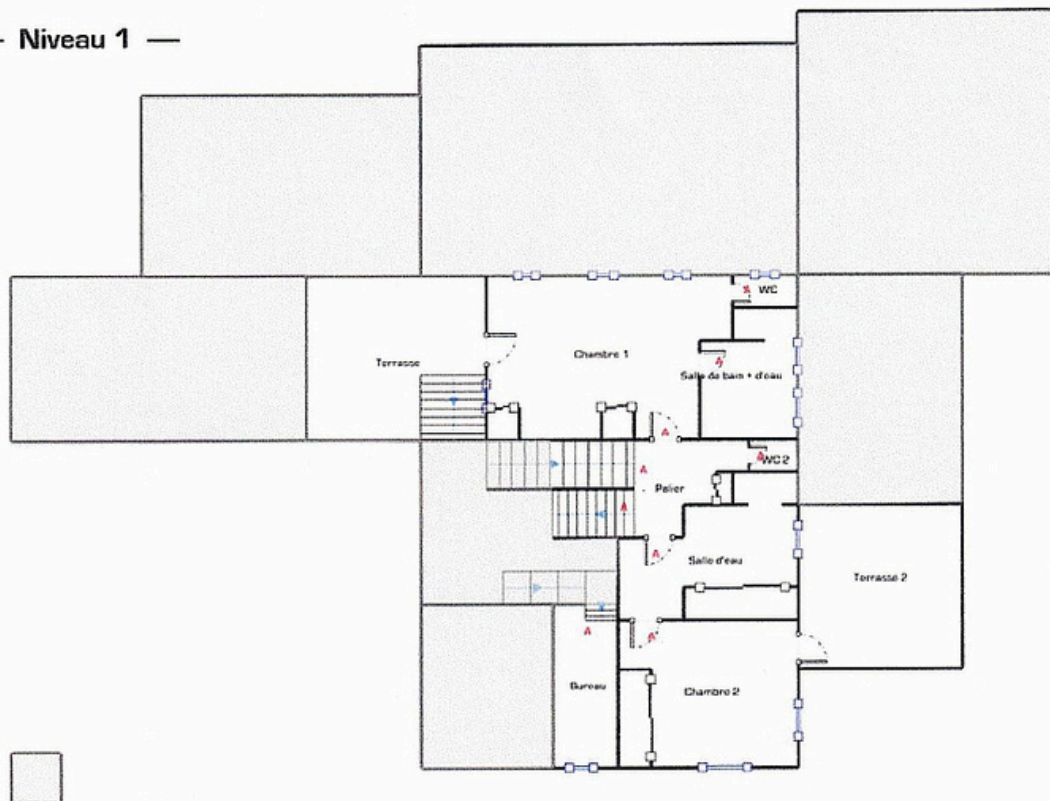




— Niveau 0 —



— Niveau 1 —



# *SAINT MARTIN DE CASTILLON*



## **History & Heritage to Experience**

Four historic chapels shape the village's character: from the Chapelle des Pénitents Blancs to Notre Dame de Courennes, via Saint Placide, they bear witness to a rich past, sometimes visible only from the outside.

**Neolithic remains can still be found in the surrounding hills** : the Sainte Croix oppidum, rock shelters, and ancient artifacts attest to an age-old human presence.

With its medieval dwellings and compact layout, the village is a perfect example of the traditional Provençal hilltop village model.

## **A Generous and Vibrant Nature**

Savor landscapes painted with countless shades of green and purple : vineyards, cherry trees, almond trees, and lavender light up the region.

Outdoor enthusiasts will be delighted : hiking, mountain biking, road cycling, horseback riding, and rock climbing create an endless playground. Just a stone's throw away, the Gorges d'Oppedette offer a wild and spectacular natural setting – an absolute must for hikers.

## **A Hilltop Village Full of Charm**

Saint Martin de Castillon is a picturesque hilltop village perched on the slopes of the Grand Luberon massif, overlooking the Cavalon Valley.

At an average altitude of 460 m, its narrow streets and light-stone houses instantly evoke a Provençal love affair.

A true hidden gem, perfect for escaping the hustle and bustle of city life.

### Local Life & Atmosphere

The Bistrot de la Fontaine, labeled “Bistrot de Pays”, is a friendly gathering place where pétanque, coffee, wine, and conversations mingle.

Annual festivities: the village fête around August 15th, the Boisset celebration in early July... all contributing to a warm, lively village spirit.

For everyday needs : a small grocery store is open year-round, while nearby Viens, Apt, and Céreste offer bustling markets and local shops.

### Where to Stay & Relax

Charming rentals with swimming pools and stunning views starting from \$30/night (Airbnb).

Local-style guesthouses, campgrounds, and cozy small hotels nearby (e.g., Apt, Venelles).

Perfect for a rejuvenating, peaceful, and authentic stay... often at very reasonable prices for the region.

### Why Visit ?

- Authenticity : a pure Provençal village, unspoiled by mass tourism.
- Nature & Outdoor Activities : total immersion in a colorful, bucolic landscape.
- Proximity to Treasures : easy access to the Luberon’s major sites.
- Village Atmosphere : meet the locals, discover traditions, savor conviviality and local flavors.

### Suggested Itineraries

- Morning Stroll : coffee & pétanque at Le Bistrot de la Fontaine, followed by a hike through the Gorges.
- Discovery Afternoon : visit the chapels, then explore the Colorado Provençal.
- Slow-Life Evening : dinner in a nearby village (e.g., Viens or Rustrel), then stargazing on the way back.

**Ultimately, Saint Martin de Castillon is more than just a stopover :** it’s a promise of escape, blending history, vibrant nature, and a gentle way of life.

A little corner of bright future for anyone seeking to combine peace, colors, terroir, and simplicity. A hidden gem of the Luberon to explore... and share with pride !

**The Fascinating, Well-Documented History of Saint-Martin-de-Castillon. From its origins to the present day, told with a professional, inspiring tone, and a forward-looking perspective.**

### Ancient Origins and Early Settlements (6th–11th Century)

Traces of a Benedictine monastery dedicated to Saint Martin can be found as early as 835, mentioned under the name Abbatia S. Martini.

Prehistoric and ancient remains are scattered throughout the area : Celto-Ligurian oppida, the ancient Via Domitia, as well as relics of abbeys and Massaliote coins, all indicating continuous settlement through the Roman period.

### The Middle Ages : Castles and Rivalries (11th–14th Century)

At the beginning of the 11th century, two castles were built :

- Castillon, fief of the powerful d’Agoult family,
- Saint-Martin, linked to the Church of Apt.

Between 1119 and 1220, the castle of Castillon became a point of contention between the Agoult/Sabran families and the Count of Provence, until the Peace of Meyrargues settled the dispute. In 1314, the Simiane family, close allies of the d’Agoult, took over the lordship, followed over the centuries by the Voulte and Ventadour families.



### **Modern Times : Religious Wars and Renewal (16th–18th Century)**

In 1540, during the Religious Wars, Castillon was destroyed, forcing its inhabitants to migrate to the safer Saint-Martin.

In the 17th century, the commune officially became Saint-Martin-de-Castillon, under the fiefdom of the Pontevès de Buoux family, and later, from 1734, of the Barons du Piguet.

Between 1720 and 1721, the Great Plague decimated the population, leading to a change of ownership among the local lords.

### **Revolution and 19th Century : Modernity and New Activities**

In 1790, during the French Revolution, the village was temporarily renamed Luberon-la-Montagne, a name strongly contested before reverting to its original one.

The economy underwent restructuring:

- Agriculture, vineyards, and cherry production for the famous candied fruits of Apt,
- Sulfur mining and lime kilns, which remained active until the late 19th century.

In 1860, the Chapel of the Muslim Woman's Tomb was built, surrounded by fascinating local legends and mysteries.

### **20th Century and Beyond : Resilience and Memory**

In 1944, the commune witnessed a tragic event : Roger Bernard, a poet and member of the Resistance, was executed along the road.

A memorial stele also honors the memory of a German officer.

The population, which had declined after World War II (365 inhabitants in 1954), gradually recovered to around 700–800 inhabitants today.

### **Why This Past Matters for the Future**

- Rich Heritage : monastic remains, medieval vestiges, five chapels, and typical rural structures (bories, washhouses).
- Tourist Appeal : a hilltop village steeped in history, with authentic landscapes, perfect for cultural and eco-tourism.
- Modern Dynamics : ongoing preservation and promotion of local heritage (historical trails, chapel restorations) while sustaining village life through festivals and small businesses.

In short, Saint Martin de Castillon is a splendid example of Provençal resilience, having weathered invasions, crises, and industrial transformations, yet remaining today a vibrant, lively village looking toward the future.

Its thousand-year-old history is a major asset to showcase to your clientele, whether they are drawn to culture, nature, or local gastronomy.

### **Population & Demographic Profile**

- Size of the commune : about 38 km<sup>2</sup>, with a very low density (~18–20 inhabitants/km<sup>2</sup>).
- Population in 2021 : 703 inhabitants, a slight decrease compared to 2015 (767), following a marked growth since the 1970s.
- Demographic profile : a balanced gender distribution, with a notable proportion of seniors (ages 60–74 representing ~27%).
- Recent trends : the village had 527 inhabitants in 1990, showing an increase of nearly +50% between 2000 and 2015.

In short : a small rural village, ideal for people seeking peace, simplicity, and a serene lifestyle.



## Tourist Assets & Main Attractions

### Historical and Religious Heritage

- Four remarkable chapels : Chapelle des Pénitents Blancs, Saint-Placide, Notre Dame-de-Courennes, and the Romanesque Church of the Assumption (featuring a 16th-century Christ statue).
- Medieval ruins of the former Castillon and the d'Agoult castle, a fascinating site for history enthusiasts.
- Bories (dry-stone huts), remnants of the region's traditional agricultural heritage.

### Nature & Outdoor Activities

- Part of the Luberon Regional Natural Park, the area boasts a landscape filled with vineyards, lavender fields, almond trees, and cherry orchards.
- Hiking, mountain biking, cycling, horseback riding, and even a municipal swimming pool for leisure and sport.
- The GR11 and GR653 trails (part of the Camino de Santiago pilgrimage route) pass nearby.

### Excursions in the Surroundings

Located in the heart of the beautiful villages of the Luberon, the area is brimming with fascinating destinations to discover :

### Remarkable Sites Nearby

- Colorado Provençal : spectacular ochre landscapes just ~6 km away.
- Iconic villages such as Cucuron, Gignac, Viens, Rustrel, Saignon, and Caseneuve are all within 4 to 10 km.
- Slightly further, you'll find Roussillon, Gordes, Simiane-la-Rotonde, Fontaine-de-Vaucluse, and the majestic Mont Ventoux, all easily accessible for a day trip filled with breathtaking views.

### Atmosphere & Local Terroir

- A peaceful hilltop village where you can breathe in the soft, authentic southern atmosphere.
- Celebration of local products : AOC Ventoux wines, olive oil, candied fruits, cheeses, truffles, and lively farmers' markets full of conviviality.
- A marked historical trail allows visitors to explore the monuments independently.

**Saint Martin de Castillon is a true gem of the Luberon**, perfect for visitors seeking nature, heritage, and tranquility — all within a preserved setting.

A destination to recommend to those who want authenticity without sacrificing easy access to Provence's major attractions.

### Selection of Nearby Towns and Villages Distances are approximate, measured from Saint-Martin-de-Castillon (84750).

#### Within 5 km

- Viens (~4 km) : a magnificent, typically Provençal hilltop village with cobbled streets, a small central square, and stunning views over the Luberon.
- Le Boisset (~2.5 km) : a hamlet attached to Saint-Martin-de-Castillon, very peaceful and ideal for hiking.

#### Within 10 km

- Céreste (~7 km) : a charming village in eastern Luberon, known for its market, restaurants, and serene atmosphere.
- Caseneuve (~9 km) : perched and authentic, with an open view of the Apt valley. Quiet and elegant.
- Rustrel (~10 km) : famous for the Colorado Provençal, a natural site with spectacular ochre-colored landscapes.
- Gignac (~8 km) : a small, lesser-known village where nature and tranquility are guaranteed.

**Within 25 km**

- Apt (~13 km) : sub-prefecture of the Vaucluse, lively town with all services, a superb market, a history museum, and Gallo-Roman heritage.
- Saignon (~15 km) : a postcard-perfect hilltop village with exceptional views, ideal for strolls and lovers of old stone architecture.
- Auribeau (~14 km) : a discreet small village nestled on the Luberon slopes, surrounded by garrigue and hiking trails.
- Reillanne (~15 km) : on the Alpes-de-Haute-Provence side, dynamic with flea markets, festivals, and lively café terraces.
- Simiane-la-Rotonde (~20 km) : renowned for its medieval Rotunda and lavender fields in summer.
- Roussillon (~23 km) : one of the Luberon's most iconic villages, ranked among the Most Beautiful Villages of France, famous for its ochre cliffs.
- Gordes (~25 km) : a jewel of the Luberon — chic, traditional, and absolutely unmissable.





**UA Unique Place, an Invitation to the Sweetness of Life**

This rare property on the market perfectly embodies the art of living in Provence.

Whether you are looking for a family home, a charming second residence, or a high-end hospitality project, this mas is a true invitation to settle down amidst some of the most beautiful landscapes in France.

**Change Your Life Under the Sun !  
Treat yourself to a new adventure in Provence.**

**Prix : 1.050 000 €\***

909 720 GBP / 986 338,5 CHF

1 701 640,5 CAD / 1 230 705 USD

\*Fees Included

**Marc and Rita** will be delighted to pass on their home to those who can truly appreciate its soul and history.

More than just a house, it is a living space, carefully shaped over time, a witness to precious moments and shared experiences.

Every stone, every corner carries the memory of those moments, telling a story of its own.

They hope that the future owners will, in turn, write beautiful new chapters, filled with joy, laughter, and serenity, and that this place will continue to host wonderful projects and tender memories, just as it has done for them over so many years.



### **Soleiadou-Immo : A Regional Network of Independent Real Estate Advisors**

Soleiadou-Immo is a 100% online network that places international visibility at the heart of its strategy.

Our decision to operate without a physical storefront and to go fully digital is based on a simple fact : over 90% of property searches today begin on the Internet.

This allows us to provide a flexible, responsive model, perfectly suited to the expectations of today's sellers and buyers, while remaining deeply rooted in our exceptional territory : Provence and the entire Mediterranean coastline.

### **A Network Covering the Entire Mediterranean Coastline**

Our agents cover a vast area, stretching from Ardèche to Corsica, including the Côte d'Azur, Drôme, Languedoc-Roussillon, Luberon, and of course, all of Provence.

This strategic presence enables us to assist our clients with both their projects in France and their international purchases or sales.

### **Real Estate Services Tailored to Mediterranean Tourism & Lifestyle**

The Mediterranean region is a true magnet for both French and international buyers, thanks to its sunshine, heritage, gastronomy, traditions, and unique way of life.

We offer a carefully curated selection of properties to meet this demand :

- Holiday homes with sea views or nestled in picturesque villages.
- Gîtes and guesthouses, ideal for a career change project or profitable investment.
- Prestige villas and character properties, perfect for an exceptional second home.

### **Listings Visible Worldwide**

Because a unique property deserves to find its buyer wherever they may be, our listings are translated into six languages : French, English, German, Dutch, Italian, and Luxembourgish.

This multilingual communication opens the door to a diverse international clientele, expanding sales opportunities and maximizing the value of every transaction.

### **Investing in the South of France : A Safe Choice in Times of Uncertainty**

In 2025, amid a global context marked by geopolitical tensions, financial market instability, and the rising cost of living, real estate remains a safe haven investment.

The South of France, with its sunny climate, tourist appeal, and stable property market, stands out as one of the most secure and promising investments available.

At Soleiadou-Immo, we guide both investors and private buyers through sustainable, secure projects, offering the perfect balance between quality of life and financial return.

### **Soleiadou-Immo – International Realty**

The land of year-round sunshine – For your projects in France, abroad, or from abroad, we ensure safe, transparent, and professional transactions every step of the way.



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