

Guide de bienvenue

**EXCEPTIONAL PROVENÇAL MAS
IN SAINT-MARTIN-DE-CASTILLON**



SOLEIADOU-IMMO
AGENTS EN PROVENCE



DÉCOUVREZ SAINT MARTIN DE CASTILLONS DANS LE LUBERON



Exceptional Provençal Mas in Saint-Martin-de-Castillon

Prime Location

Nestled on the slopes of the Luberon Regional Natural Park, this property enjoys a preserved panoramic setting just minutes from the village, offering both privacy and easy access.

Charm & Elegant Renovation

18th-century Mas, tastefully restored: cut stone, exposed beams, handcrafted ironwork — a perfect harmony between historical authenticity and modern comfort. South-facing orientation, underfloor heating, air conditioning, wooden double glazing, internet, security system, mains water, and a private spring for irrigation and the pool.

Architecture & Atmosphere

A majestic ground floor : entrance hall, wrought-iron staircase leading to a mezzanine library, a 70 m² (≈ 753 sq ft) cathedral-style living room with fireplace, a second TV lounge, dining room, office/workshop/guest bedroom, and a spacious 35 m² (≈ 377 sq ft) room ideal for a ground-floor suite.



Inviting Summer Kitchen

Summer kitchen with open fireplace, dining area, and direct access to the pool and terraces – the perfect setting for creating unforgettable moments in any season.

Night Spaces

Upstairs : three elegant suites with en-suite bathrooms and private terraces.

On the top floor, a spacious, adaptable dormitory – ideal for children, guests, or creative activities.

Outdoors & Outbuildings

Landscaped park of nearly 5,000 m² (≈ 1.24 acres) featuring Provençal species, historical remnants (plane mulberry trees), a 12 × 5 m (≈ 39 × 16 ft) swimming pool, stone terraces, pétanque court, fountain, and an electrified treehouse nestled in a century-old oak.

Outbuildings include a 38 m² (≈ 409 sq ft) double garage with cellar, a covered carport, and a gravel driveway offering ample parking.

Local Life & Atmosphere

A typical hilltop village perched at 460 m (≈ 1,509 ft) in altitude, rich in heritage with ancient chapels, Neolithic remains, cobblestone lanes, and a truly authentic Provençal charm.

Generous nature surrounds you : vineyards, almond trees, lavender fields, the nearby Gorges d'Oppedette, and many of the Luberon's most beautiful villages within minutes.

Warm village life : a friendly local bistro, summer festivities, nearby shops, and traditional markets in Apt or Viens.

Who is this property for ?

Perfect for an elegant primary residence, a welcoming family home, a charming holiday retreat, or an upscale hospitality project (luxury guest house, fine dining table d'hôtes, etc.).

Loyal European clientele, profitability file available for a well-planned and secure investment.

In summary :

This bastide perfectly embodies the discreet luxury of Provence : an exceptional residence, set within a landscape of rare beauty, blending heritage, comfort, and vibrant village life.

A unique opportunity to embrace an authentic art of living, with all the peace, charm, and elegance sought after by a discerning clientele.

<https://www.soleiadou-immo.com/st-martin-de-castillon-2013669.html>





Saint-Martin-de-Castillon - Discreet Excellence in the Heart of the Luberon

A Hidden Address with Timeless Charm

In the heart of the Luberon Regional Natural Park, Saint-Martin-de-Castillon reveals itself as a preserved gem. This hilltop village, with its rustic elegance, offers spectacular views over the Calavon Valley and the lavender- and wild thyme-scented hills.

Far from the crowds yet only minutes from Apt and just an hour from Avignon or Aix-en-Provence, this location combines privacy, accessibility, and prestige.

A Rare Living Environment

Here, life moves to the rhythm of cicadas' song, the gentle summer evenings, and the unique light that has inspired painters and photographers alike. Honey-hued stone houses cling to cobbled lanes adorned with centuries-old fountains.

The Mediterranean climate, generous with sunshine more than 300 days a year, blends with unspoiled nature :

- Endless fields of lavender and olive trees
- Hiking trails, cycling routes, and equestrian paths
- AOC Luberon and Ventoux wines, black truffles, and local olive oil.

Culture & Art of Living

Saint-Martin-de-Castillon enjoys close proximity to iconic villages such as Roussillon, Bonnieux, Gordes, and Lourmarin. Provençal markets, music and art festivals, and open-air exhibitions punctuate the year.

Each season brings its own pleasures: grape harvests, gourmet festivals, and enchanting evenings under the stars.

An Address Cherished by Connoisseurs

The Luberon is a coveted destination for a discerning international clientele, drawn by the rarity and beauty of its bastides and mas. Here, character properties are strictly protected, ensuring the preservation of architectural charm and heritage value.





A Property in the Hands of Discerning Owners

For many years, this bastide has been lovingly cared for by a Belgian couple, now in their later years, who are deeply attached to the region and committed to maintaining their home with the utmost care.

Their decision to sell is driven by a desire for a smooth handover to new owners capable of preserving the soul and history of the place.

In Summary

Saint-Martin-de-Castillon is more than just an address — it is an exclusive art of living, blending authenticity and refinement in one of Europe's most sought-after regions.

Acquiring a property here means securing a living heritage, an exceptional natural setting, and the promise of an incomparable quality of life.

Saint-Martin-de-Castillon & the Vaucluse — A Picture-Perfect Provence

A Natural Jewel in the Heart of the Luberon

Nestled on the foothills of the Grand Luberon, Saint-Martin-de-Castillon is the very essence of a Provençal village : honey-hued stone houses, winding lanes, ancient fountains, and endless views over lavender fields, olive groves, and vineyards.

- Here, there is no mass tourism — only authenticity and tranquillity.
- The surrounding hills offer hiking, cycling, and horseback riding, all under a sunny sky for over 300 days a year.

A Strategic Base for Exploring Provence

- Just 15 minutes from Apt, the world capital of candied fruit and a prime destination for Provençal markets.
- 1 hour from Avignon (with direct TGV to Paris and Marseille) and Aix-en-Provence.
- 1 hour 15 minutes from Marseille Airport, ideal for direct connections to London and other international destinations. Within easy reach of renowned classified villages : Gordes, Roussillon, Lourmarin, Bonnieux, Ménerbes... Close to Mont Ventoux for cycling enthusiasts and lovers of the great outdoors.

A Lifestyle that Captivates the British

- Gastronomy : local olive oil, AOC Luberon and Ventoux wines, fresh goat's cheese, and winter black truffle.
- Culture : music festivals, art exhibitions, and open-air theatre.
- Colourful markets: a weekly ritual where local producers, artisans, and regional flavours come together.

Serenity : safety, clean air, and a relaxed pace of life — true luxury for those seeking renewal.





Heritage Value & a Secure Investment

The Luberon is one of the most sought-after areas for an upscale international clientele, making it a sound investment – whether as a second home or for premium seasonal rentals. Stone bastides and mas are rare and highly coveted here, with a value that stands firm against market fluctuations.

Your Peaceful Holiday Home

You wake to the song of the cicadas, a steaming cup of coffee in hand, eyes lost in a horizon of blue and gold. The village market awaits, your neighbours greet you warmly, and the afternoon drifts by between swims in the pool and glasses of chilled rosé beneath the pergola.

In the evening, a dinner with friends under the stars, carried by the scent of jasmine.

Here, you don't just own a house – you live the Provençal dream.

Travel Options

Here are the main ways to reach the Vaucluse from London – the perfect start to your next adventure in the south of France !

- The direct London-Provence connection (via Eurostar + TGV to Avignon, or direct flight London-Marseille)
- Preserved authenticity: very few new constructions, protected landscapes, and strict urban planning regulations
- An established international community already thriving in the Luberon.

Train – The Most Seamless and Relaxing Option

The journey is generally made via Eurostar to Paris or Lille, then a TGV connection to Avignon.

The whole trip takes around 7 hours if connections run smoothly.

According to Rome2Rio, a combined train journey via Lille, then onward to Avignon, takes about 9 hours, with an estimated cost between €177 and €369. (≈ £149-£310)

A second estimate (Trainline) indicates travel times ranging from 6h52 for the fastest route to an average of 11h40, with approximately 22 trains per day and at least 2 changes.



Why Choose This Option ?

Comfort and panoramic views. Less logistical effort. Seamless connections between central stations and the cities served.

Flight + Train – A Balance Between Speed and Flexibility

Flights from London (Heathrow, Gatwick, or Stansted) to Marseille or Lyon, followed by a train to the Vaucluse, often provide the fastest journey, typically taking around 8 to 9 hours depending on connections.

This option is also often the most cost-effective, with prices estimated between €75 and €300 (≈ £63-£252) depending on the choices.



Car or Car + Ferry - Tailor-Made Freedom

Driving from London via the Eurotunnel (or ferry) and then crossing France to the Vaucluse takes around 11 hours 20 minutes non-stop, or up to 12 hours 50 minutes with the ferry option.

If you wish to explore the region – particularly along the A7 and A9 motorways – this choice offers unmatched flexibility.

Local Transport in the Vaucluse

Once here, an efficient network of roads (A7/A9) provides easy access to towns such as Avignon, Orange, and Carpentras.

Wine Tours : private tastings, meetings with winemakers, and gourmet circuits.

Set between the prestigious vineyards of the Luberon and the renowned appellations of the Rhône Valley, this property offers its owners and guests privileged access to some of the finest wine estates and cellars in France – all within less than an hour's drive.

Renowned Names of the Southern Rhône (Within 1 Hour)

Although Saint-Martin-de-Castillon lies in the Luberon, its quick access to the Rhône Valley allows you to enjoy some of the most prestigious crus :

- Châteauneuf-du-Pape : structure, power, and the ultimate age-worthy wines (Domaine du Vieux Télégraphe, Clos des Papes)
- Gigondas : full-bodied, robust reds, perfect for pairing with regional cuisine (Domaine Santa Duc, Château de Saint Cosme)
- Vacqueyras : an elegant balance of power and roundness (Domaine Montirius, Domaine de la Monardièrre)
- Beaumes-de-Venise : famed for its naturally sweet Muscat wines, but also home to aromatic reds

Exceptional Appellations Around Saint-Martin-de-Castillon

AOC Luberon

- Immediate proximity : Saint-Martin-de-Castillon lies at the very heart of this appellation.
- Elegant wines, often fresh and aromatic, perfect for pairing with Mediterranean cuisine.
- Red grape varieties : Syrah, Grenache, Mourvèdre, Carignan
- White grape varieties: Vermentino, Grenache Blanc, Clairette, Viognier
- Notable estates : Château La Canorgue (Bonnieux), Domaine de la Citadelle (Ménerbes), Château Val-Joanis (Pertuis).



Je veux croire que cette propriété saura vous séduire et vous permettra de passer des séjours agréables en familles.

I trust this property will win your heart and allow you to enjoy memorable stays with your family.

Très cordialement
Jacques Barbieaux

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