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Domaine Saint Martin

CARACTERISTICS

- **AREA**: Domaine Saint Martin
- **Built surface**: 3400 sqm
- **Land Surface**: 125000 sqm









Layout

PROPERTY OVERVIEW

Total land area: 12.5 hectares

Vineyard: 3.25 hectares, situated within an established terroir officially and historically recognised for Armagnac production

Total built area: Approximately 3,400 sqm

ARCHITECTURAL AND HISTORIC HERITAGE

Main Building – Chateau / Maison de Maitre

Approximate area: 3,000 sqm

The main building is a historic property believed to date from the 18th century or the early 19th century, showcasing the distinctive features of classical French architecture.

Its architectural highlights include:

Symmetrical facade

Original wooden shutters

High ceilings and generously proportioned interiors

Solid traditional masonry construction

A facade partially covered in mature ivy, lending the property an authentic patina and distinctive character

Ancillary Building

Approximate area: 400 sqm

The ancillary building offers multiple possibilities for adaptation and use, making it suitable for:

Viticultural production facilities

Additional accommodation

Private events

Tourism and hospitality facilities

Administrative spaces

DESCRIPTION

HISTORIC VINEYARD ESTATE & CHATEAU - ARMAGNAC & D'ARTAGNAN REGION – DOMAINE SAINT MARTIN
South-West France | Gascony
We are pleased to present an exceptionally rare property, available exclusively off-market, located in South-West France, in one of the country's most authentic and prestigious wine-producing regions – the Armagnac & D'Artagnan area.
Domaine Saint Martin is a historic estate in the Gascony region, distinguished by its strong identity and its unique combination of French architectural heritage and genuine viticultural potential.
Gascony is one of France's best-preserved historic regions, offering an elegant and private natural setting surrounded by vineyards and historic estates. The region is increasingly sought after by international buyers for its authenticity, exceptional quality of life and medium- to long-term appreciation potential.

A REGION DEFINED BY HISTORY, PRESTIGE AND AUTHENTICITY
Domaine Saint Martin is located in the heart of Gascony, one of France's most authentic and well-preserved historic regions. The area is renowned for its noble heritage, rural traditions and refined lifestyle, and is internationally appreciated for its quality of life and the authenticity of its cultural and architectural legacy.
Gascony is the birthplace of Armagnac, one of France's oldest wine-based spirits, produced for centuries within this established terroir.
Domaine Saint Martin is set within this traditional viticultural landscape, benefiting from the region's soils, climate and local expertise – factors that contribute to the production of distinctive products and offer potential for value creation and brand development.
The region is deeply connected to French history and to the legendary figure of D'Artagnan, who was born here. His courage, loyalty and elegance continue to embody the local spirit. Historic estates, medieval fortified towns and vineyard properties give the region a distinctive identity, carefully preserved over the centuries.
The natural landscape, defined by rolling hills, vineyards and historic properties, creates an ideal setting for privacy, relaxation and authentic hospitality. Gascony is also a prestigious gastronomic destination, renowned for foie gras, confit de canard and local wines.
This combination of heritage, terroir and lifestyle makes Domaine Saint Martin not merely a vineyard estate, but a rare investment opportunity and an exceptional lifestyle proposition, ideally suited to sophisticated international buyers.

DEVELOPMENT AND USAGE POTENTIAL
Domaine Saint Martin offers several development opportunities, depending on the vision and objectives of its future owner.
The property is ideally suited for:
Creating a proprietary premium Armagnac or wine brand, leveraging the region's identity and viticultural heritage
An exclusive private residence, rich in history, character and authenticity
A high-end hospitality concept, such as a boutique chateau, a maison d'hotes or a private retreat
A private family estate, conceived as a heritage property to be preserved and passed down through future generations
The combination of land, vineyard, historic architecture and regional positioning gives the estate a distinctive investment profile, with multiple avenues for development and value creation.

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AN INVESTMENT IN HERITAGE AND LASTING VALUE

Domaine Saint Martin represents more than a real estate acquisition; it is an investment in heritage, identity and enduring value. Properties of this nature are becoming increasingly rare on the French market and may represent strategic assets for international buyers seeking authenticity, exclusivity and long-term development opportunities.

Domaine Saint Martin – a historic estate with viticultural, architectural and investment potential, in the heart of Gascony, South-West France.

800,000 EUR	12.40 BITCOIN	442.88 ETHEREUM

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Phone: 021.232.90.12, 021.232.90.88 /// E-mail: office@regatta.ro

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