



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1007 – **TUSCAN COAST WINERY**

[www.romolini.co.uk/en/1007](http://www.romolini.co.uk/en/1007)

## **VINEYARDS & WINERY FOR SALE NEAR THE TUSCAN COAST, MAREMMA DOC**

**Scansano – Grosseto – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
868 sqm

**Bedrooms**  
Up to 6

**Bathrooms**  
Up to 7

**Land**  
56.8 ha

**Vineyards**  
12.0 ha

**Bottles of wine**  
50,000 max

**Olive grove**  
600 trees

In the heart of the Maremma, a few km from Scansano, between the valleys of the river Ombrone and the river Albenga, in one of the most suitable areas for the production of Morellino, wine estate with cellar, farmhouse and guesthouse. The property is completed by 56.8 hectares of which 12 ha of specialized vineyards (6,250 plants per hectare) with prestigious IGT vines (easily registered to the new Maremma Toscana DOC).



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1007 – TUSCAN COAST WINERY

**TYPE:** wine estate

**CONDITIONS:** good condition, to be partially restored

**LOCATION:** hillside, panoramic position

**ACCESS:** excellent

**INTERIORS:** 868 square meters (9,340 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** up to 6

**BATHROOMS:** up to 7

**ANNEXES:** farmhouses

**MAIN FEATURES:** old stone construction, ceilings with wooden beams and terracotta tiles

**EXTERIORS:** 56.8 hectares (140.3 acres)

**VINEYARDS:** 12.0 hectares (29.6 acres)

**PRODUCTION OF WINE:** up to 50,000 bottles

**OLIVE GROVE:** 600 trees

**GARDEN:** yes, around the buildings

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Scansano (10km; 15'), Saturnia (27km; 30'), Grosseto (36km; 45'), Albinia (39km; 40'), Pitigliano (41km; 50'), Orbetello (47km; 50'), Porto Santo Stefano (52km; 1h), Castiglione della Pescaia (80km; 1h 5'), Punta Ala (80km; 1h 30'), Pienza (86km; 1h 45'), Montepulciano (90km; 2h), Siena (104km; 1h 30'), San Gimignano (142km; 2h 10'), Rome (172km; 2h 35'), Florence (178km; 2h 30')

## CLOSEST AIRPORTS

Grosseto Baccarini (40km; 50'), Perugia San Francesco (211km; 2h 40'), Firenze Vespucci (184km; 2h 25'), Roma Ciampino (189km; 2h 30'), Roma Fiumicino (163km; 2h), Pisa Galilei (188km; 2h 10'), Bologna Marconi (266km; 3h 15')

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## TUSCAN COAST WINERY

In the heart of the **Maremma** region, a few kilometers from Scansano, between the valleys of the Ombrone and the Albenga rivers, in one of the areas most devoted for the production of the **Morellino di Scansano**, **wine estate** with cellar, farmhouse and guesthouse.

The heart of the property is the **wine cellar** (315 sqm – 3,389 sqft), which includes all the rooms for production, aging and bottling. Next to the cellar is then the **sales room** (63 sqm – 678 sqft). The cellar, perfectly equipped, includes 17 stainless steel tins (with capacity from 20 to 50 hectolitres) with remote temperature control for a total of 460 hectolitres of wine and 8 stainless steel tins for a total of 200 hectolitres of wine. The warehouse and the barricaia are equipped with a modern air conditioning system. The premises could be expanded for an additional 100 sqm.

Next to the winery is a large stone and masonry building that houses the **owners' home** on the upper floor (101 sqm – 1,087 sqft), while on the ground floor are large rooms in builder's finish to be used as an **Agriturismo** (305 sqm – 3,282 sqft).

Finally we find a **guesthouse** (84 sqm – 904 sqft) that was intended as a dwelling for the farm janitor or employees of the facility.

## DESCRIPTION OF THE BUILDINGS

The property spans in its entirety **56.8 hectares (140.3 acres)** and includes 12.0 hectares of specialized vineyard (6,250 plants per hectare) with selected IGT vines (with the possibility of registering them as Maremma DOC). The remaining land include an **olive grove** (2.2 ha with 600 trees), ample portions of **arable land** (20.9 ha) ideal to plant new vines, and **woodland** (18.7 ha), other than gardens, meadows and aprons for the vehicles (3.0 ha).

The vineyards have been planted with traditional materials to preserve the land from the infiltration of toxic substances, like those used to soak the wood. The layout of the vineyards has been kept unaltered, avoiding excavations and removal of existing trees, creating a lovely mixed landscape.

- **Surface:** 12.0 hectares (0.5 ha Morellino di Scansano DOCG)
- **Varieties:** Syrah, Semillon, Grenache, Mourvedre, Pinot Noir, Sauvignon Blanc, Malbec, Sangiovese
- **Training and density:** Guyot, pruned-spur cordon (6,250 vines / ha)
- **Altitude and exposure:** 380-500 m asl (South-West)
- **Yearly production:** 30,000 bottles (up to 50,000)
- **Soil composition:** acid soil, clay-rich

The winery currently produces the following wines:

- **Morellino di Scansano DOCG:** 100% Sangiovese
- **Toscana Bianco IGT:** 100% Semillon
- **Toscana Bianco IGT:** 100% Sauvignon Blanc
- **Toscana Rosé IGT:** Grenache 90%, Pinot Nero 10%
- **Toscana Rosso IGT:** 100% Sangiovese
- **Metodo Classico Rosé:** 100% Pinot Nero



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## MAPPA DELL'AZIENDA









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