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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2137 – MAREMMA WINE ESTATE

ORGANIC WINE ESTATE WITH 52 HA OF VINEYARDS FOR SALE IN MAREMMA, TUSCANY

Grosseto – Grosseto – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
1,400 sqm

Bedrooms
Up to 6

Bathrooms
Up to 6

Land
X.X ha

Vineyards
52.3 ha

Grapes harvested
600 tons

Production potential
550,000 bottles / year

On the hills of Maremma, at the borders with Val d'Orcia and the production area of Brunello di Montalcino, 88.9-hectare organic wine estate. The property includes an ample vineyard (52.3 ha of white and red varieties), a country house to be restored and an agricultural warehouse. There is an approved project for a new wine cellar. The yearly production ranges around 600 tons of grapes (with a potential of up to 550,000 bottles of wine).



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SUMMARY OF THE PROPERTY

REFERENCE #: 2137 – MAREMMA WINE ESTATE

TYPE: organic winery

CONDITIONS: partially restored

LOCATION: hilly, not far from the sea

ACCESS: excellent

INTERIORS: 1,400 square meters (15,064 square feet)

TOTAL ROOMS: 15

BEDROOMS: up to 6

BATHROOMS: up to 6

MAIN FEATURES: stone country house to be restored, agricultural warehouse, approved project for a wine cellar, vineyards, olive grove, irrigation system for the vineyards

LAND: 88.9 hectares (219.7 acres)

VINEYARDS: 52.3 hectares (129.2 acres)

GRAPES HARVESTED: up to 600 tons / year

PRODUCTION POTENTIAL: up to 550,000 bottles / year

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (7km; 10'), Roccastrada (19km; 25'), Montalcino (34km; 35'), Grosseto (35km; 30'), Siena (43km; 40'), Castiglione della Pescaia (57km; 50'), Terme di Saturnia (67km; 1h 10'), Follonica (76km; 55'), Punta Ala (77km; 1h 10'), Florence (118km; 1h 30'), Bolgheri (121km; 1h 25'), Rome (215km; 2h 45')

CLOSEST AIRPORTS

Grosseto C. Baccarini (41km; 35'), Firenze A. Vespucci (124km; 1h 35'), Perugia San Francesco (151km; 1h 45'), Pisa G. Galilei (183km; 1h 50'), Bologna G. Marconi (206km; 2h 25'), Roma Ciampino (225km; 2h 35'), Roma Fiumicino (208km; 2h 20')

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MAREMMA WINE ESTATE

On the hills of **Maremma**, at the borders with **Val d'Orcia** and the production area of Brunello di Montalcino, 88.9-hectare **organic wine estate**. The property includes an ample **vineyard** (52.3 ha of white and red varieties), a **country house** to be restored and an agricultural warehouse. There is an approved **project for a new wine cellar**. The yearly production ranges around 600 tons of grapes (with a potential of up to 550,000 bottles of wine).

The estate is just a few kilometers from a town with all the services (7km; 10') and allows visiting in less than two hours both the cities of the Tuscan coast (Castiglione della Pescaia, Follonica, Punta Ala...) and the art cities of the hinterland (Montalcino, Siena, Saturnia, Florence...).

DESCRIPTION OF THE BUILDINGS

The heart of the property is a three-story **historic building** (600 sqm – 6,456 sqft) which could be restored into an Agriturismo. The building is currently split into two apartments: one has been inhabited since a few years back, while the other is occasionally used by the owners. The building is structurally sound, with the roof being remade roughly ten years ago, but needs renovation and updates to be fully exploitable.

Facing the nearby courtyard is an **agricultural warehouse** (800 sqm – 8,608 sqft), recently built, that is currently used as a storage for tools and vehicles.

There is an **approved project** (to be re-activated) for the construction of a huge **wine cellar** (roughly 2,500 sqm – 26,900 sqft).

EXTERIORS AND WINE PRODUCTION

The property, approximately **88.9 hectares** in its entirety, is made up mostly of vineyards (52.3 ha). The remaining surface includes **olive grove** (2.7 ha), meadows and arable land (6.4 ha), woodland and unused land (27.5 ha). The estate is currently undergoing the conversion to **organic methods**.

The **vineyards** have been planted right after 2000 and is currently in full production. The whole vineyard has been created after a careful work to create the right slopes and ensure the best exposure for the vineyards, with all the necessary drainage channels.

The vineyards are also fitted with an irrigations system fed by two private wells: these ensure a constant production thanks to supporting irrigation in case of dry seasons.

The presence of red and white varieties allows the estate to be very flexible, with a varied production ideal for the modern market, which has very diverse demands.

The estate currently only produces grapes (between 500 and 600 tons per year) which is then processed and transformed elsewhere. Re-activating the project for the cellar one could create a complete production line, ranging from grape pressing to bottling.

- **Vineyard surface:** 52.3 hectares (26.0 ha red + 26.3 ha white)
- **Varieties:** Sangiovese (14.6026 ha), Cabernet Sauvignon (6.0360 ha), Pinot Grigio (10.2208 ha), Vermentino (8.8382 ha), Sauvignon (4.9511 ha), Merlot (3.5858 ha), Chardonnay (2.2889 ha), Syrah (1.8008 ha)
- **Wines allowed:** Montecucco DOCG, Maremma DOC, Toscana IGT
- **Density of planting:** 5,000 vines / ha (2.50 x 0.80 m)
- **Altitude:** approx. 200 m asl
- **Years of planting:** early 2000s
- **Training:** pruned-spur cordon, Guyot
- **Yearly production:** 500 – 600 tons of grapes (up to 550,000 bottles)



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