



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2138 – **TENUTA DEI SASSI**

## **ESTATE WITH 96 HA OF VINEYARDS FOR SALE IN MAREMMA, TUSCANY**

**Grosseto – Grosseto – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
X,XXX sqm

**Bedrooms**  
Up to 5

**Bathrooms**  
Up to 5

**Land**  
X.X ha

**Vineyards**  
96.0 ha

**Grapes harvested**  
1,200 tons

**Production potential**  
1,100,000 bottles

On the hills of Maremma, not far from the Tuscan coast, 120.1-hectare organic wine estate. The property features 96.0 ha of vineyards, made up of red and white varieties, a 1,200-sqm cellar and a country house to be restored. The yearly production can reach up to 120 tons of grapes (with a theoretical production of over a million bottles of wine).

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2138 – TENUTA DEI SASSI

**TYPE:** organic wine estate

**CONDITIONS:** excellent, country houses to be restored

**LOCATION:** hilly, not far from the sea

**ACCESS:** excellent

**INTERIORS:** 1,500 square meters (16,140 square feet)

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**TOTAL ROOMS:** 10

**BEDROOMS:** up to 5

**BATHROOMS:** up to 5

**ANNEX:** country houses

**MAIN FEATURES:** wine cellar, county house to be restored, vineyards, well for irrigation of the vineyards, olive grove

**LAND:** 120.1 hectares (296.8 acres)

**VINEYARDS:** 96.0 hectares (237.2 acres)

**GRAPES HARVESTED:** 1,200 tons / year

**PRODUCTION POTENTIAL:** up to 1,100,000 bottles / year

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Massa Marittima (24km; 25'), Grosseto (30km; 30'), Follonica (32km; 30'), Castiglione della Pescaia (42km; 40'), Punta Ala (45km; 45'), Montalcino (57km; 55'), Siena (64km; 1h), Porto Santo Stefano (76km; 1h 5'), Montepulciano (93km; 1h 40'), Cortona (133km; 1h 55'), Florence (139km; 2h), Rome (210km; 2h 40')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (31km; 30'), Pisa G. Galilei (139km; 1h 30'), Firenze A. Vespucci (145km; 1h 55'), Roma Fiumicino (195km; 2h 20'), Roma Ciampino (220km; 2h 25'), Bologna G. Marconi (227km; 2h 55')

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## TENUTA DEI SASSI

On the hills of **Maremma**, not far from the Tuscan coast, 120.1-hectare **organic wine estate**. The property features **96.0 ha of vineyards**, made up of red and white varieties, a 1,200-sqm **cellar** and a **country house** to be restored. The yearly production can reach up to 120 tons of grapes (with a theoretical production of over a million bottles of wine).

The estate, set at the base of a hill with a beautiful castle on top, is just a few km from a town with all the services (4km; 5') and allows reaching the coastal cities of **Tuscany** in roughly 30 minutes (Follonica, Castiglione della Pescaia, Punta Ala...). The historic towns of the Tuscan hinterland are no more than two hours away (Montalcino, Siena, Montepulciano, Cortona, Florence...).

## DESCRIPTION OF THE BUILDINGS

The property includes a huge **agricultural warehouse** (1,200 sqm – 12,912 sqft) that is currently used as storage for tools and vehicles and as a wine cellar with pressing tools and fermentation vats.

A two-story **country house** (300 sqm – 3,228 sqft, formerly owned by *Ente Maremma*) has been inhabited until a few years back by some of the employees of the winery and only needs a few finishing and updating works to be inhabited and exploited in its full potential.

## EXTERIORS AND WINE PRODUCTION

The estate, spanning over 120.1 hectares, is made up for the most part of **vineyards** (96.0 ha). The remaining surface is split among **arboretum** (1.0 ha), **olive grove** (3.3 ha), **arable land** (1.1 ha), **woodland** and unused land (18.7 ha). The estate is currently undergoing the conversion to **organic methods**.

The vineyards have been planted right after 2000 and are currently in full production. A huge well allows irrigating the vineyards in dry seasons that could endanger the vines. At the same time, this also allows producing a more-or-less constant amount of wine each year.

The whole vineyard has been planted after a careful reworking and reorganization of the surfaces which allowed creating ample vineyards, with a planting distance allowing the use of machines and vehicles, thus leading to a reduced work cost.

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 demand.

The estate currently only produces grapes (between 100 and 120 tons per year) which is then processed and transformed elsewhere. The cellar in the estate could be easily reworked to create a complete production line, ranging from grape pressing to bottling.

- **Vineyard surface:** 96.0 hectares (70.6 ha red + 25.4 ha white)
- **Varieties:** Sangiovese (37.5206 ha), Cabernet Sauvignon (13.4893 ha), Vermentino (17.2921 ha), Montepulciano (5.0100 ha), Chardonnay (8.0861 ha), Merlot (3.1036 ha), Alicante (3.1026 ha), Alicante Bouschet (3.3674 ha), Petit Verdot (2.7581 ha), Syrah (2.2201 ha)
- **Wines allowed:** Monteregio di Massa Marittima DOC, Maremma DOC, Toscana IGT
- **Altitude:** roughly 100 m asl
- **Density of planting:** 5,000 vines / ha (2.50 x 0.80 m)
- **Year of planting:** early 2000s
- **Training:** pruned-spur cordon, Guyot
- **Yearly production:** 1,000 – 1,200 tons of grapes (up to 1,100,000 bottles)
- **Maximum storage capacity:** 3,000 hl













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