

Ref. 2457 – **CASALE OMBRONE**
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COUNTRY HOUSE WITH HOBBY VINEYARDS FOR SALE ONE HOUR FROM THE SEA, TUSCANY

Grosseto – Grosseto – Tuscany

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Interiors
 676 sqm

Bedrooms
 8

Bathrooms
 9

Swimming pool
 16 x 5 m

Total land
 67.8 ha

Vineyards
 4.0 ha

Olive grove
 1,000 trees

On the hills of Maremma, not far from Montalcino, rustic farmhouse with swimming pool and small vineyard for sale. The property is in good condition and is currently used tourist accommodation: there are 8 bedrooms and a small wellness center available for guests, as well as a large common room on the ground floor. The 67.8-ha land surrounding the farmhouse includes a Maremma DOC vineyard (4.0 ha) and 1,000 olive trees.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2457 – CASALE OMBRONE

TYPE: rustic farmhouse with vineyards

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (4.5 km)

INTERIORS: 676 square meters (7,274 square feet)

TOTAL ROOMS: 20

BEDROOMS: 8

BATHROOMS: 9

ANNEXES: storage, technical room

MAIN FEATURES: stone walls, wooden beams, original terracotta floors, fireplaces, paved courtyard, terrace, small wellness center, garden, swimming pool, Maremma DOC vineyards, olive grove

TOTAL LAND: 67.8 hectares (167.5 acres)

VINEYARDS: 4.0 hectares (9.9 acres)

OLIVE GROVE: 1,000 trees

GARDEN: yes, around the farmhouse

SWIMMING POOL: 16 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG + solar panels

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Casciano (19km; 20'), Paganico (23km; 25'), Roccastrada (27km; 30'), Siena (37km; 35'), Buonconvento (38km; 45'), Grosseto (47km; 40'), Montalcino (51km; 55'), Monteriggioni (52km; 45'), Pienza (65km; 1h 10'), Castiglione della Pescaia (69km; 1h), Punta Ala (89km; 1h 15'), Florence (112km; 1h 40')

CLOSEST AIRPORTS

Grosseto C. Baccarini (52km; 45'), Firenze A. Vespucci (118km; 1h 30'), Perugia San Francesco (144km; 1h 45'), Pisa G. Galilei (195km; 2h), Bologna G. Marconi (199km; 2h 20'), Roma Fiumicino (218km; 2h 25'), Roma Ciampino (237km; 3h)

CASALE OMBRONE

On the hills of **Maremma**, not far from **Montalcino**, rustic **farmhouse** with swimming pool and **small vineyard** for sale. The property is in good condition and is currently used tourist accommodation: there are **8 bedrooms** and a small **wellness center** available for guests, as well as a large common room on the ground floor. The **67.8-ha** land surrounding the farmhouse includes a **Maremma DOC vineyard** (4.0 ha) and **1,000 olive trees**.

The property is located not far from a village with services (5km; 10') and less than an hour from important historical centers such as Montalcino, Siena, Buonconvento, Pienza and Monteriggioni. The **sea** is about an hour's drive away (Castiglione della Pescaia).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (526 sqm – 5,660 sqft, 8 bedrooms and 9 bathrooms) was entirely renovated in 2004, preserving all the original features such as the chestnut wood beams and terracotta floors. For heating, *Sonnenkraft* solar panels were installed for the production of domestic hot water, assisted by an LPG tank (3,000 lt).

On the ground floor is a spacious common room that is used for the reception of guests and as a breakfast area, adorned by a characteristic central cloister. Next to the hall is the professional kitchen, a small private study, the old wine cellar and a small workshop. Annexed to the farmhouse is a **small spa** with a whirlpool bath and the possibility of installing a sauna. The rest of the building is divided into apartments, all with independent access from the outside.

- **Apt. N°1** (37 sqm – 398 sqft): living room with cooking corner, bedroom and bathroom;
- **Apt. N°2** (32 sqm – 344 sqft): studio with cooking corner and bathroom;
- **Apt. N°3** (36 sqm – 387 sqft): bedroom with bathroom and small closet;
- **Apt. N°4** (27 sqm – 290 sqft): bedroom with private bathroom;
- **Apt. N°5** (58 sqm – 624 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. N°6** (45 sqm – 484 sqft): living room with open plan kitchen, bedroom and bathroom.

Lastly, on the first floor, we find the **owner's private apartment** (88 sqm – 947 sqft) which consists of a large living room with open kitchen and fireplace and two bedrooms with en-suite bathroom. From the living room there is also access to a small exclusive terrace.

The property is completed by a **technical room** (30 sqm – 323 sqft) and a prefabricated **agricultural warehouse** (120 sqm – 1,291 sqft) in which to shelter tools and vehicles for working the fields.

EXTERIORS

The farmhouse is surrounded by a flat **10,000-sqm garden** with ornamental plants, flowers and a **16 x 5 m swimming pool** with a stone sunbathing area and shading canopy, ideal for breakfasts and aperitifs by the pool.

The agricultural land, on the other hand, extends over **66.8 hectares (165.1 acres)** all around and includes large portions of mixed **woodland** (22.4 ha) and **arable land** (36.2 ha). A short distance from the farmhouse is a **Maremma DOC vineyard** (4.0 ha) consisting mainly of Sangiovese and Cabernet Sauvignon varieties. If interested in producing wine professionally, the farm's arable land is suitable for planting new vines.

Lastly, around **1,000 olive trees** (4.2 ha) were planted at the beginning of the 2000s but they need pruning and recovery in order to become productive again.



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