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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2447 – **MASSA MARITTIMA WINERY**

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WINE ESTATE WITH 7 HA OF VINEYARDS FOR SALE IN MAREMMA, MASSA MARITTIMA

Massa Marittima – Grosseto – Tuscany



Interiors
700 m²

Bedrooms
4+

Bathrooms
6+

Total land
38.7 ha

Vineyards
7.0 ha

Bottles of wine
45,000 max

Olive grove
4.1 ha

Oil
6,500 kg

On the hills of the Maremma, not far from the sea, a 38.7-ha wine and olive estate for sale. The property consists of 7.0 ha of selected vineyards, including Sangiovese, Merlot, Alicante, Vermentino, Viogner, Cabernet Sauvignon and Syrah, with a yearly production of about 45,000 bottles of red and white wines. All the vineyards are registered with the Maremma DOC.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2447 – MASSA MARITTIMA WINERY

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 700 square meters (7,532 square feet)

TOTAL ROOMS: 18+

BEDROOMS: 4+

BATHROOMS: 6+

ANNEXES: wine cellar, storage

MAIN FEATURES: stone and brick walls, outdoor lighting system, Maremma DOC vineyards, modern wine cellar, olive grove, manorial villa, alarm system

TOTAL LAND: 38.7 hectares (95.8 acres)

VINEYARDS: 7.0 hectares (17.3 acres)

WINE PRODUCTION: 45,000 bottles / year

OLIVE GROVE: 4.1 hectares (10.1 acres)

OIL PRODUCTION: 6,500 kg / year

GARDEN: yes, well maintained

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (10km, 20') Suvereto (17km, 25'), Follonica (19km, 30'), Castagneto Carducci (35km, 50'), Punta Ala (42km, 45'), Gavorrano (30km, 35'), Castiglion della Pescaia (44km, 50'), Bolgheri (64km, 55'), Marina di Grosseto (69km, 1h 5'), Grosseto (56km, 50') Montalcino (106km, 1h 30'), Pienza (129km, 2h), Montepulciano (132km, 2h 13'), Siena (71km, 1h 25'), San Gimignano (90km, 1h 50'), Florence (131km, 2h 25'), Rome (246km, 3h 10')

CLOSEST AIRPORTS

Grosseto C. Baccarini (58km; 55'), Pisa G. Galilei (126km; 1h 25'), Perugia San Francesco (186km; 2h 40'), Firenze A. Vespucci (179km; 2h 10'), Roma Ciampino (247km; 3h 5'), Roma Fiumicino (226km, 2h 35'), Bologna G. Marconi (267km; 3h 10')



MASSA MARITTIMA WINERY

On the hills of the **Maremma**, not far from the sea, a **38.7-ha wine and olive estate** for sale. The property consists of **7.0 ha of selected vineyards**, including Sangiovese, Merlot, Alicante, Vermentino, Viognier, Cabernet Sauvignon and Syrah, with a yearly production of about 45,000 bottles of red and white wines. All the vineyards are registered with the **Maremma DOC**.

The property also includes **4.1 ha of olive groves**, 14.9 ha of woodland and 11.9 ha of arable land, whose placement and exposure would be ideal for planting a new vineyard.

The **wine cellar** (300 m² – 3,228 ft²), built in 2016, is equipped with all modern technical equipment, including a new-generation control panel that also allows remote operation. Also newly constructed is a building of approximately 100 sqm that houses the tasting room with an adjoining barrique area, equipped with cutting-edge technology useful for storing barrels and terracotta amphorae (and the wines they contain) at a controlled temperature and humidity.

A recently built and fully-fenced **manor house** (220 m² – 2,367 ft²) consists of two apartments with separate entrances. From both flats there is a wonderful sea view.

The farm is completed by a **small shed** (80 m² – 861 ft²), two active wells, an external scenographic lighting line, an alarm system in the cellar and barricade, three rainwater collection tanks useful for the irrigation line and agricultural equipment for the cultivation of both vineyards and olive groves.

DETAILS ON WINE PRODUCTION

- **Vineyards surface:** 7.0 hectares (17.3 acres)
- **Varieties:** Sangiovese, Alicante, Merlot, Vermentino, Viognier, Cabernet Sauvignon, Syrah
- **Altitude and exposure:** 340 m asl (south, southeast)
- **Training:** pruned-spur cordon, Guyot (5,200 vines / ha)
- **Year of planting:** 2004, 2005, 2023
- **Soil composition:** clayish, with gypsum and copper
- **Wine production:** 45,000 bottles / year
- **Wine prices:** € 8.00 to € 80.00 / bottle

The estate currently produces the following wines:

- **Costa Toscana IGT:** Vermentino 100%
- **Costa Toscana IGT:** Sangiovese 95%, Alicante e Cabernet Sauvignon 5%
- **Costa Toscana IGT Merlot:** Merlot 100%
- **Maremma Toscana DOC:** Viognier 100%
- **Maremma Toscana DOC Sangiovese:** Sangiovese 75%, Alicante 15%
- **Maremma Toscana DOC Vermentino:** Vermentino 90%, Viognier 10%
- **Toscana Rosso IGT:** Sangiovese, Merlot, Alicante

DETAILS ON OIL PRODUCTION

- **Surface:** 4.1 hectares (1,200 trees)
- **Cultivars:** Leccino, Moraiolo, Pendolino
- **Age of the trees:** between 45 and 80 years
- **Oil production:** 6,500 kg / year



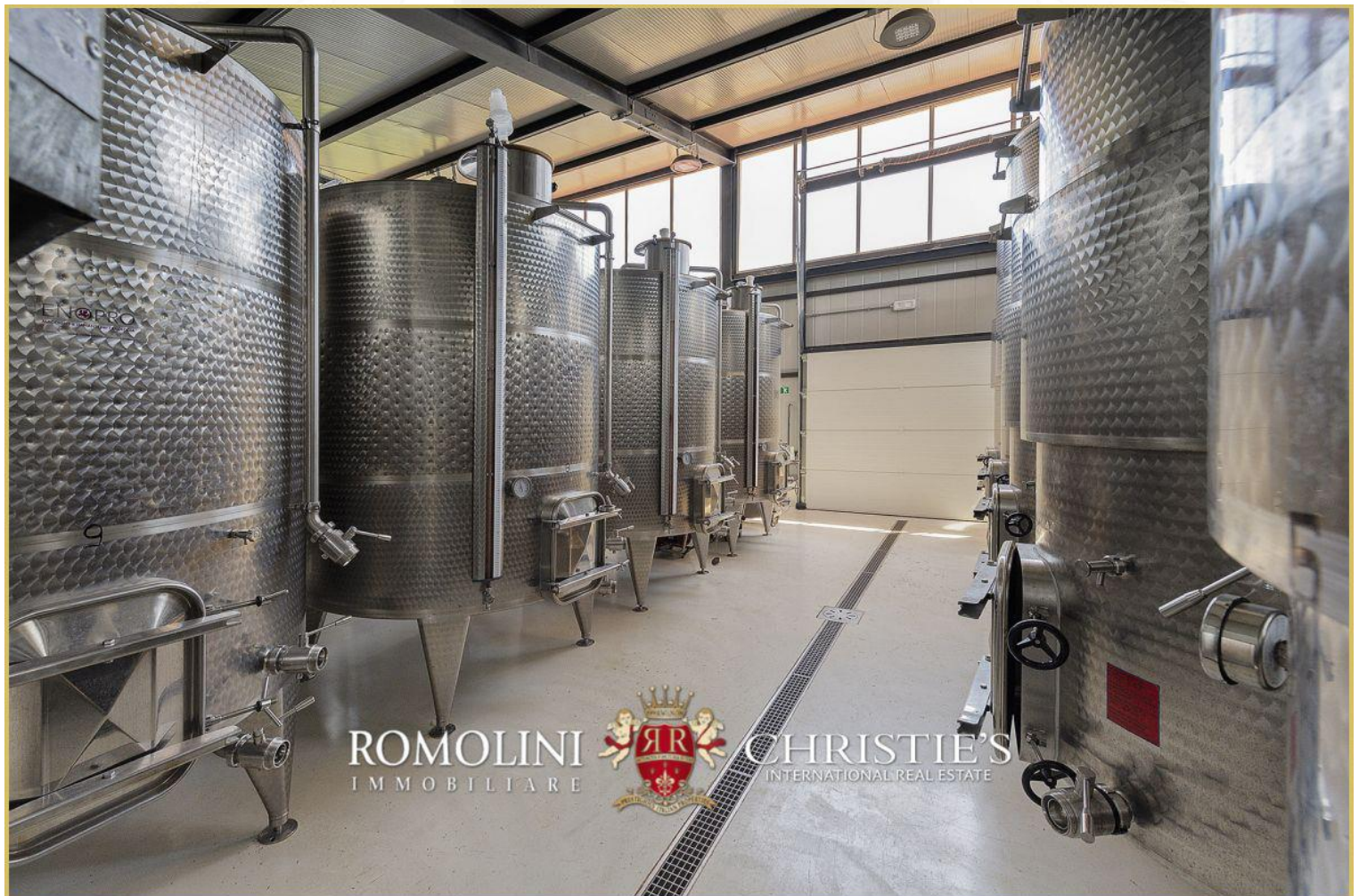














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