



Ref. 2474 – TENUTA SAN LEONARDO

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ORGANIC WINE ESTATE FOR SALE ON THE HILLS OF MAREMMA, TUSCANY

Manciano – Grosseto – Tuscany

VIEW ON OUR WEBSITE



Interiors
647 sqm

Bedrooms
6

Bathrooms
6

Total land
25.8 ha

Vineyards
9.6 ha

Bottles of wine
85,000 max

Olive grove
1,000 trees

Oil
700 kg

On the hills of Maremma, twenty minutes from the sea and not far from the thermal baths of Saturnia, 25.8-ha organic wine estate with Maremma DOC vineyard and small Agriturismo. The property is operational from both a tourist and wine production point of view with a modern winery that can produce up to 80,000 bottles of wine a year by exploiting the 9.6 ha vineyards in the estate.



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 2474 – TENUTA SAN LEONARDO

TYPE: organic wine estate

CONDITIONS: excellent

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 647 square meters (6,961 square feet)

TOTAL ROOMS: 17

BEDROOMS: 6

BATHROOMS: 6

ANNEXES: cellar, guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, ample windows, panoramic terrace, wine cellar, Maremma DOC vineyards, olive grove, organic conversion underway, garden, irrigation system, private lake

EXTERIORS: 25.8 hectares (63.7 acres)

VINEYARDS: 9.6 hectares (23.7 acres)

WINE PRODUCTION: up to 85,000 bottles / year

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (8km; 10'), Manciano (12km; 15'), Magliano in Toscana (19km; 20'), Saturnia (23km; 35'), Scansano (30km; 35'), Pitigliano (31km; 40'), Talamone (34km; 35'), Porto Santo Stefano (35km; 35'), Sorano (39km; 45'), Grosseto (51km; 45'), Orvieto (82km; 1h 30'), Montepulciano (99km; 2h), Montalcino (106km; 1h 25'), Rome (153km; 2h), Florence (199km; 2h 40')

CLOSEST AIRPORTS

Grosseto C. Baccarini (52km; 45'), Roma Fiumicino (134km; 1h 30'), Perugia San Francesco (152km; 2h 25'), Roma Ciampino (153km; 2h), Firenze A. Vespucci (205km; 2h 35'), Pisa G. Galilei (206km; 2h 10'), Bologna G. Marconi (287km; 3h 25')

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TENUTA SAN LEONARDO

On the hills of **Maremma**, twenty minutes from the **sea** and not far from the thermal baths of **Saturnia**, 25.8-ha **organic wine estate** with **Maremma DOC** vineyard and small **Agriturismo**. The property is operational from both a tourist and wine production point of view with a modern winery that can produce up to **80,000 bottles of wine a year**.



The nearby village (8 km) offers basic necessities (supermarket, bar, restaurant, dentist, gas station) and the nearest town is the medieval village of Manciano (15' drive).

From the property it is easy to move around the **Maremma** and its most famous towns (Scansano, Pitigliano, Sorano, Grosseto...) as well as being able to reach Rome in less than two hours

DESCRIPTION OF THE BUILDINGS

The **wine cellar** (281 sqm – 3,023 sqft, 1 bathroom) is a newly constructed concrete building that houses the grape processing, fermentation and aging rooms. Completing the building is a warehouse for the finished product, the bottling line, and an administrative office with a small service bathroom. In terms of equipment, the winery is equipped with steel vats for winemaking, all with temperature control system.



The **manor house** (322 sqm – 3,465 sqft, 5 bedrooms and 4 bathrooms) is a rustic building on two floors, currently inhabited by the owners but easily divisible into two independent apartments (one on each floor):

- **Ground floor:** large double living room with veranda, kitchen, dining room, two bedrooms, two bathrooms and technical room for the systems;
- **First floor:** spacious living room, kitchen, master bedroom with en-suite bathroom and walk-in closet, two bedrooms and shared bathroom.

Next to the cellar is then a **small guesthouse** (44 sqm – 473 sqft, 1 bedroom and 1 bathroom),

laid over one level and composed of living area with kitchenette, bedroom and bathroom.



A **shed** (68 sqm – 731 sqft) allows to shelter equipment and vehicles used to work the fields and vineyards or as covered parking for cars.

EXTERIOR AND PRODUCTION DETAILS

The winery, currently in organic conversion, covers an area of **25.8 hectares** laid out on the rolling hills of Maremma, in an area where the climate is influenced by its proximity to the sea.



The **vineyard** (9.6 ha) is the heart of the estate, which produces mainly **Maremma DOC** as well as generic **Toscana IGT**. The presence of red and white varieties ensures flexibility for the estate and allows it to adapt very well to a market with a rather heterogeneous demand.

- **Vineyards:** 9.6 hectares (23.7 acres)
- **Varieties:** Sangiovese, Cab. Sauvignon, Cab. Franc, Merlot, Syrah, Canaiolo, Ciliegiolo
- **Altitude and exposure:** 50 – 100 m a.s.l. (east, south, west)
- **Years of planting:** 2005, 2008, 2010
- **Training:** pruned-spur cordon, Guyot (4,000 – 5,000 vines / ha)
- **Soil composition:** clayish



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- **Yearly production:** up to 600 hl / year

The wines produced by the winery are as follows:

- **Maremma Toscana DOC:** Sangiovese, Cabernet Sauvignon, Merlot
- **Maremma Toscana DOC:** Syrah
- **Maremma Toscana DOC:** Cabernet Sauvignon, Cabernet Franc
- **Maremma Toscana DOC:** Sangiovese 60%, Syrah 30%, Merlot 10%
- **Maremma Toscana DOC:** Merlot 100%
- **Toscana Rosso IGT Passito:** Aleatico, Merlot
- **Toscana Bianco IGT:** Vermentino, Chardonnay
- **Toscana Bianco IGT:** Sangiovese, Vermentino
- **Spumante Brut Rosé:** Sangiovese 60%, Syrah 30%, Merlot 10%

The **olive grove** (2.8 ha) consists of about 1,000 trees ranging in age from 50/60 years (300 trees) to 20 years (700 trees). Annual production is around 600/700 kg of extra virgin olive oil.

On the other hand, the rest of the farm is devoted to a **garden** (5,500 sqm arranged all around the house and accompanied by a large gravel parking area), **arable land** (6.7 ha), very suitable for planting new vines if one wished to expand production, and **mixed woodland** (6.0 ha). A large **private lake** on the property ensures water supply for irrigation of the fields and vines in case of emergency.



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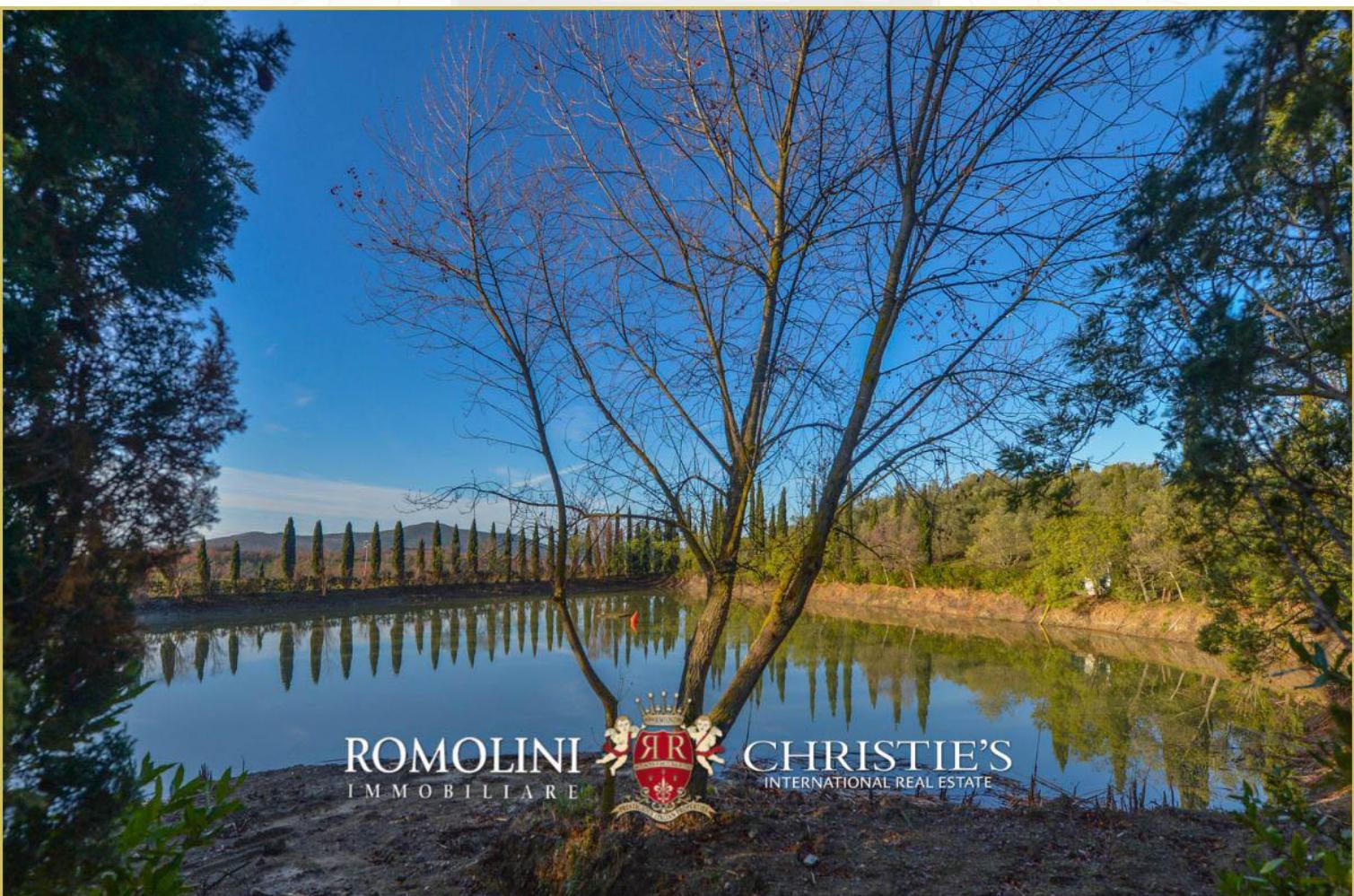
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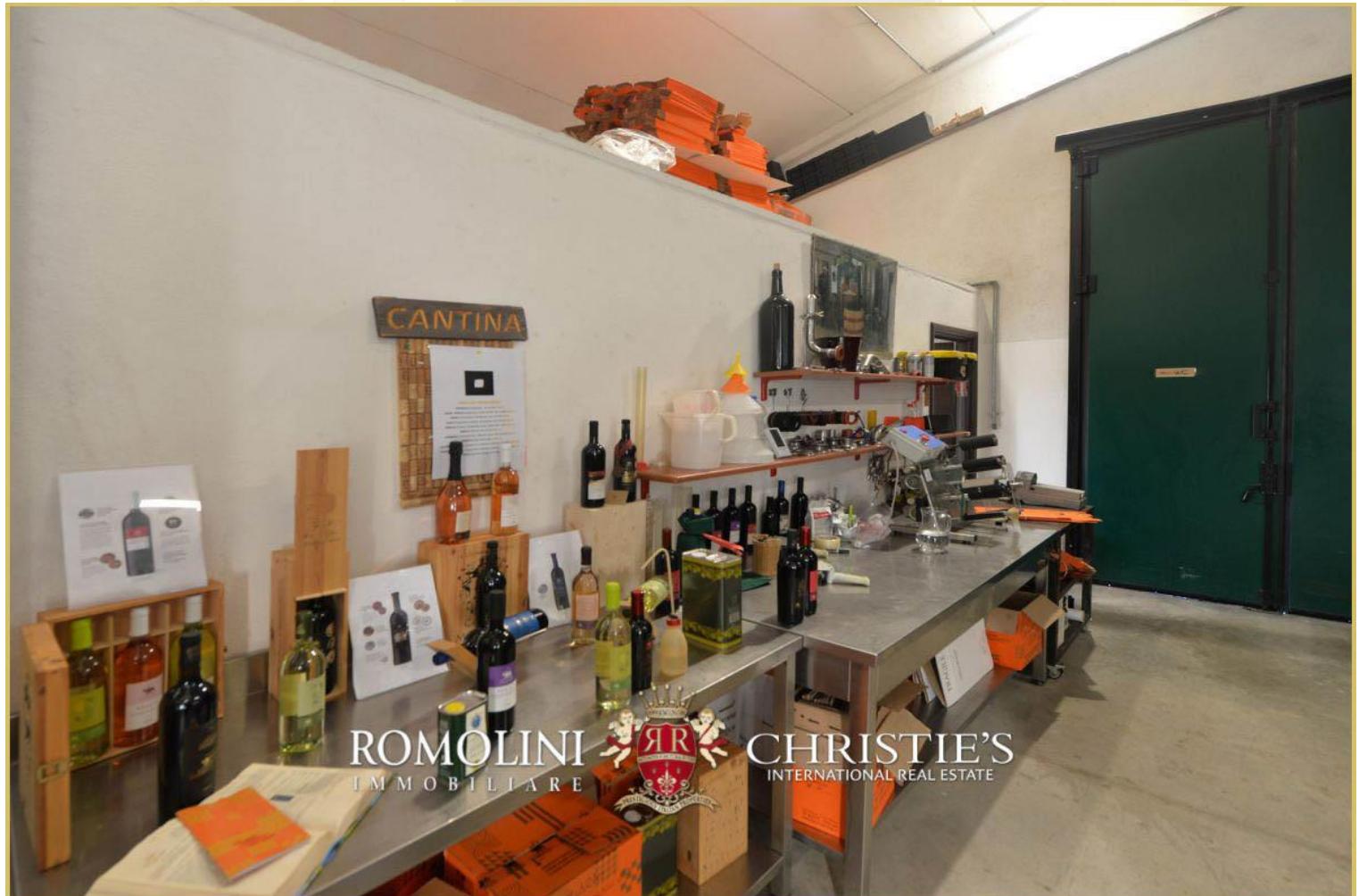
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