

Ref. 2482 – **TENUTA ANFITEATRO**

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EQUESTRIAN SEA VIEW WINE ESTATE FOR SALE CLOSE TO BOLGHERI, TUSCANY

Cecina – Livorno – Tuscany

VIEW ON OUR WEBSITE



Interiors
915 sqm

Bedrooms
7

Bathrooms
9

Swimming pool
12 x 4 m

Total land
25.1 ha

Vineyards
6.4 ha

Bottles of wine
30,000 max

Olive grove
1.1 ha

Located on the hills of the Tuscan Coast, just a few kilometers from the sea and Bolgheri, is a 25.1-hectare estate with vineyard and stable for sale. The property, which spans over 900 sqm, consists of three restored buildings, including two houses, a facility for animals, and a 12 x 4 m swimming pool. The agricultural land features a Vermentino IGT vineyard (6.4 ha) and an olive grove (1.1 ha), with arable land suitable for planting new vines.

SUMMARY OF THE PROPERTY

REFERENCE #: 2482 – TENUTA ANFITEATRO

TYPE: estate

CONDITIONS: restored

LOCATION: hilly, very panoramic, sea view

ACCESS: excellent, paved road

INTERIORS: 915 square meters (9,848 square feet)

TOTAL ROOMS: 15

BEDROOMS: 7

BATHROOMS: 9

ANNEXES: guesthouse, stables

MAIN FEATURES: natural travertine floors, chestnut wood beams, double-glazed window frames, grilles, solid wood doors, ceiling ventilation system, Vermentino IGT vineyard, olive grove, stable, garden designed by Donald Leever, infinity-edge pool

EXTERIORS: 25.1 hectares (62.0 acres)

VINEYARDS: 6.4 hectares (15.8 acres)

PRODUCTION OF WINE: 30,000 bottles / year

OLIVE GROVE: 1.1 hectares (2.7 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 12 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (850 m; 2'), Bibbona (6km; 10'), Cecina (10km; 15'), Bolgheri (13km; 20'), Rosignano Solvay (25km; 25'), Volterra (29km; 30'), San Vincenzo (32km; 25'), Piombino (56km; 45'), Follonica (61km; 45'), Livorno (62km; 45'), Pisa (63km; 50'), Punta Ala (81km; 1h 5'), Siena (83km; 1h 25'), Lucca (92km; 1h), Forte dei Marmi (99km; 1h 5'), Grosseto (105km; 1h 10'), Florence (124km; 1h 35'), Porto Ercole (153km; 1h 45'), Rome (294km; 3h 30')

CLOSEST AIRPORTS

Pisa G. Galilei (66km; 45'), Grosseto C. Baccarini (105km; 1h 10'), Firenze A. Vespucci (120km; 1h 20'), Genova C. Colombo (229km; 2h 20'), Roma Fiumicino (275km; 2h 55'), Roma Ciampino (295km; 3h 10')

TENUTA ANFITEATRO

Located on the hills of the **Tuscan Coast**, just a few kilometers from the **sea** and **Bolgheri**, is a 25.1-hectare **estate** with **vineyard** and **stable** for sale. The property, which spans over 900 sqm, consists of three carefully restored buildings, including two houses, a facility for animals, and a **12 x 4 m swimming pool**. The agricultural land features a **Vermentino IGT vineyard** (6.4 ha) and an **olive grove** (1.1 ha), with arable land suitable for planting new vines.

The farm is conveniently located, less than a kilometer from basic services and a ten-minute drive from the sea. Furthermore, the renowned wine-growing area of Bolgheri can be reached by car in about 20 minutes, while the most famous historical cities of **Tuscany**, such as Florence, Pisa, Lucca, and Siena, can be reached in less than an hour and a half.

DESCRIPTION OF THE BUILDINGS

The **main villa** (400 sqm – 4,305 sqft, 6 bedrooms and 6 bathrooms) has a typical appearance of the maritime area of Tuscany, made of masonry with double-pitch roofing. The building also has the possibility for an extension of about 70 sqm.

- **Ground floor:** large double living room, dining room, kitchen, two bedrooms, office space, three bathrooms, and a technical room for the systems;

- **First floor:** four bedrooms and three bathrooms.

The building's recent renovation has successfully preserved its classic appearance while incorporating valuable additions such as rough natural travertine floors, high-efficiency double-glazed window frames, and gratings for added security. Additionally, rustic features such as solid wood doors and chestnut beams were retained to maintain the building's original aesthetic.

The building is surrounded by an **8,600-sqm garden** designed by Australian landscape architect **Donald Leivers**. The garden features tall trees that provide shade and refreshment on hot summer days, as well as a **12 x 4 m swimming pool** with an infinity edge and wooden solarium.

The **stable** (350 sqm – 3,767 sqft, 1 bathroom) is a steel and wood building, built in 2008 and in excellent condition. Inside, the facility is divided into six horse stalls, washing area, saddlery, bathroom for staff and guests, and a storage room for tools. On the two fronts are sheds with tables.

A **guest house** (165 sqm – 1,776 sqft, 1 bedroom and 2 bathrooms) is located a short distance from the stables. It is laid over a single floor and currently used as a corporate office and reception hall. The building comprises a large living room, a dining room with an open kitchen, a bedroom, two bathrooms, and a porch on the front side.

EXTERIORS

The property covers an area of about **25.1 hectares (62.0 acres)** on the hills between Pisa and Bolgheri, in an area renowned both for its beautiful beaches and for the high-quality wines produced there.

The **vineyard** (6.4 ha), located about 300 m a.s.l. and facing south/east and north/west, is entirely dedicated to the production of an excellent Tuscan **Vermentino IGT**, about 30,000 bottles a year. An important factor guaranteeing the quality of the wine is, in addition to the climate mitigated by the sea, the presence of clay and sandstone-based soils.

The **olive grove** (1.1 ha) is distributed around the farmhouse, almost bordering the vineyards, and consists of typically Tuscan varieties such as Lazzero, Pendolino, Leccino, Moraiolo and Frantoio. The olives harvested in October are then cold pressed to ensure a product of the highest quality.

The rest of the farm is then covered mostly by **arable land** (13.9 ha), which would be very suitable for planting new vines, perhaps of different varieties to diversify production and open up new markets. **Woodland** (2.7 ha) bounds the property to the south and northwest ensuring privacy.

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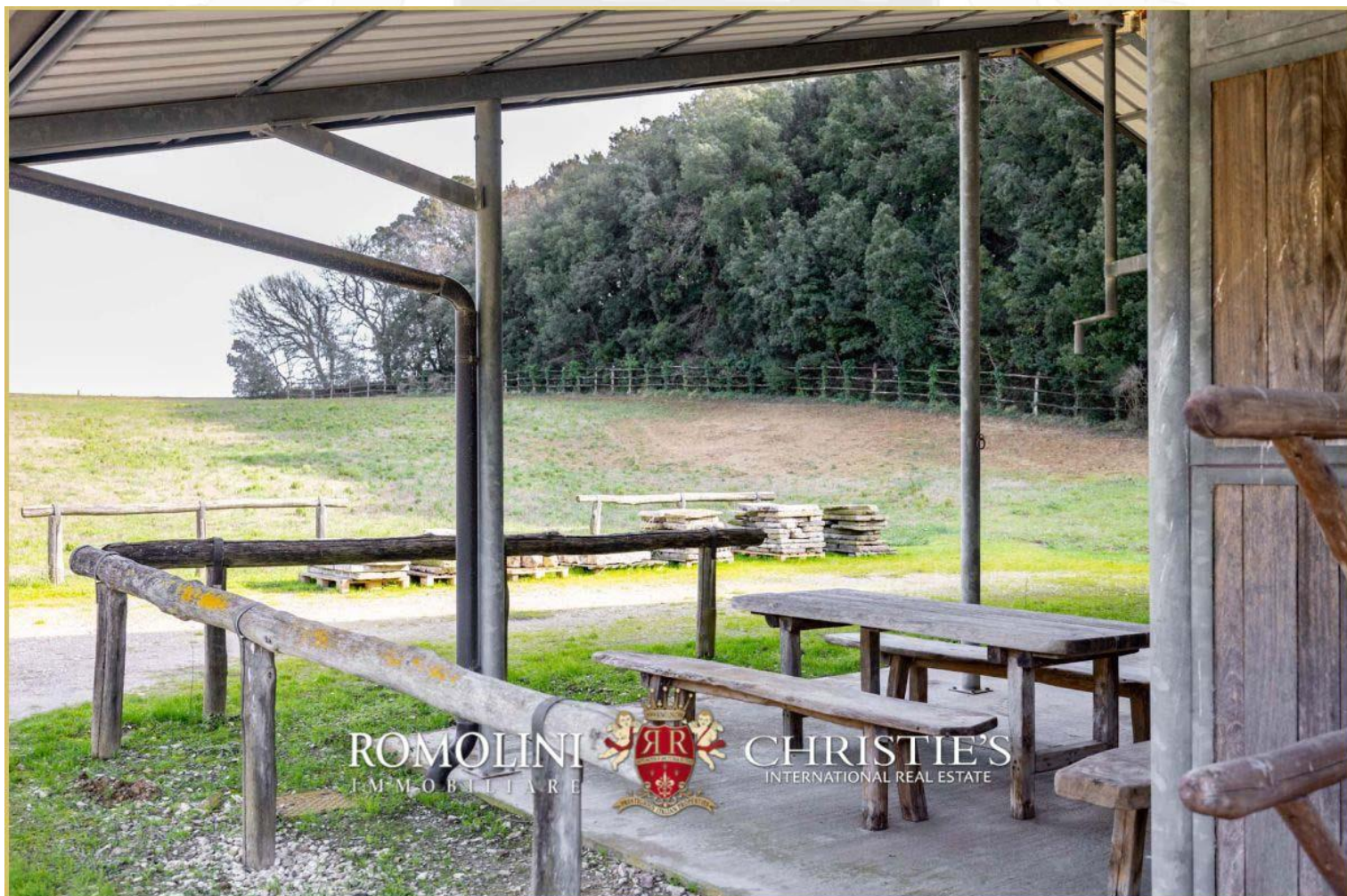
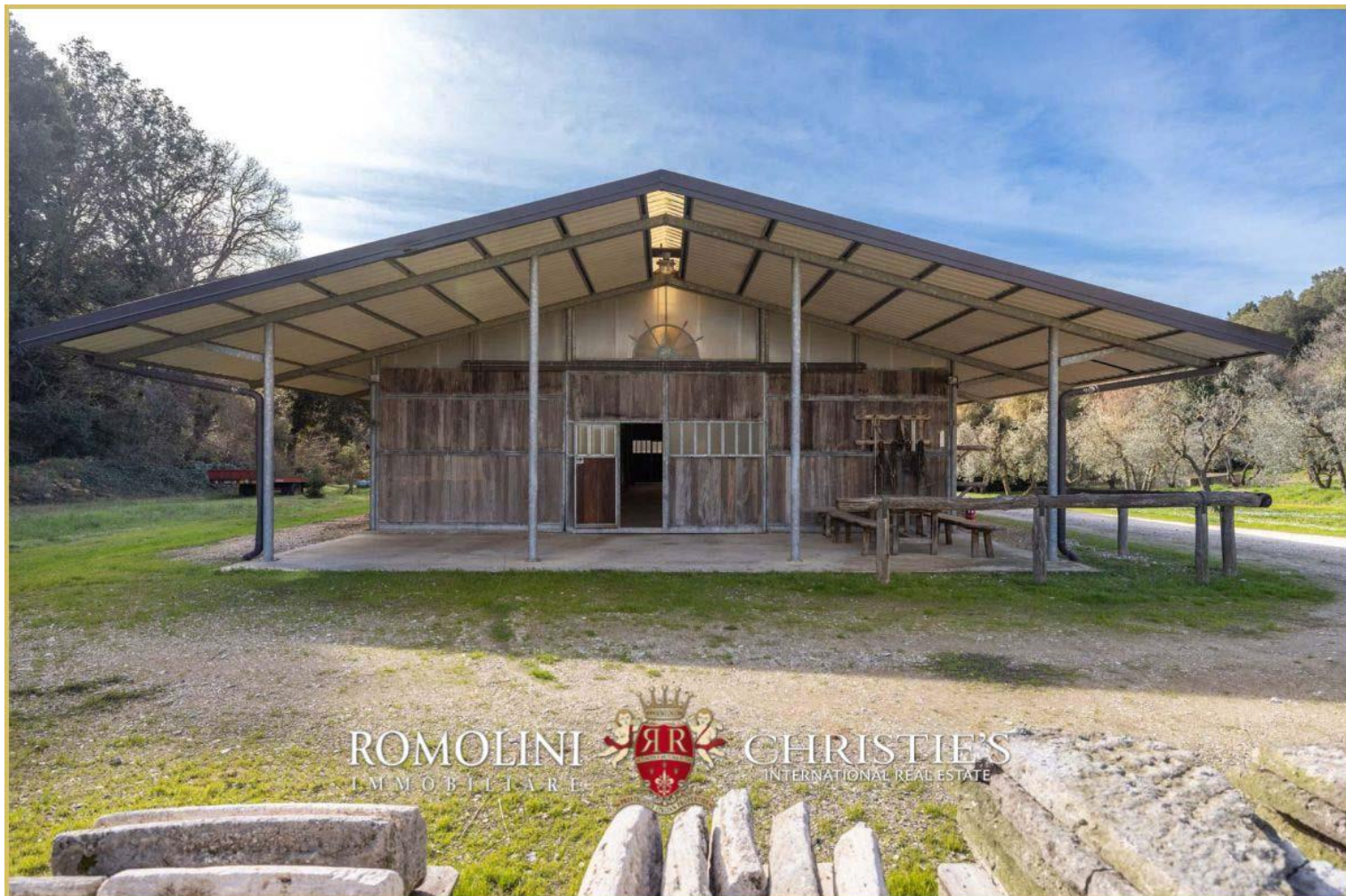


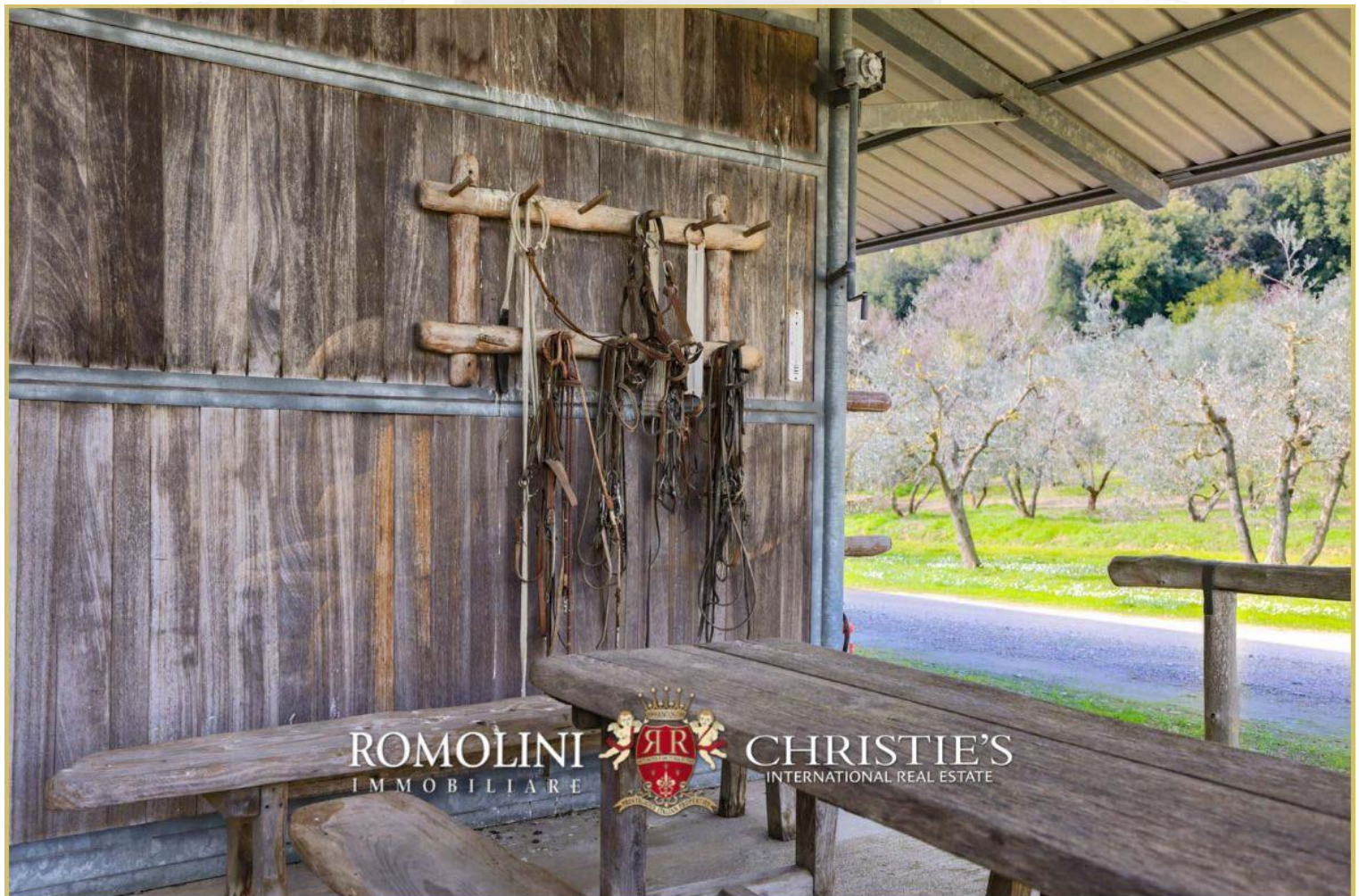
















































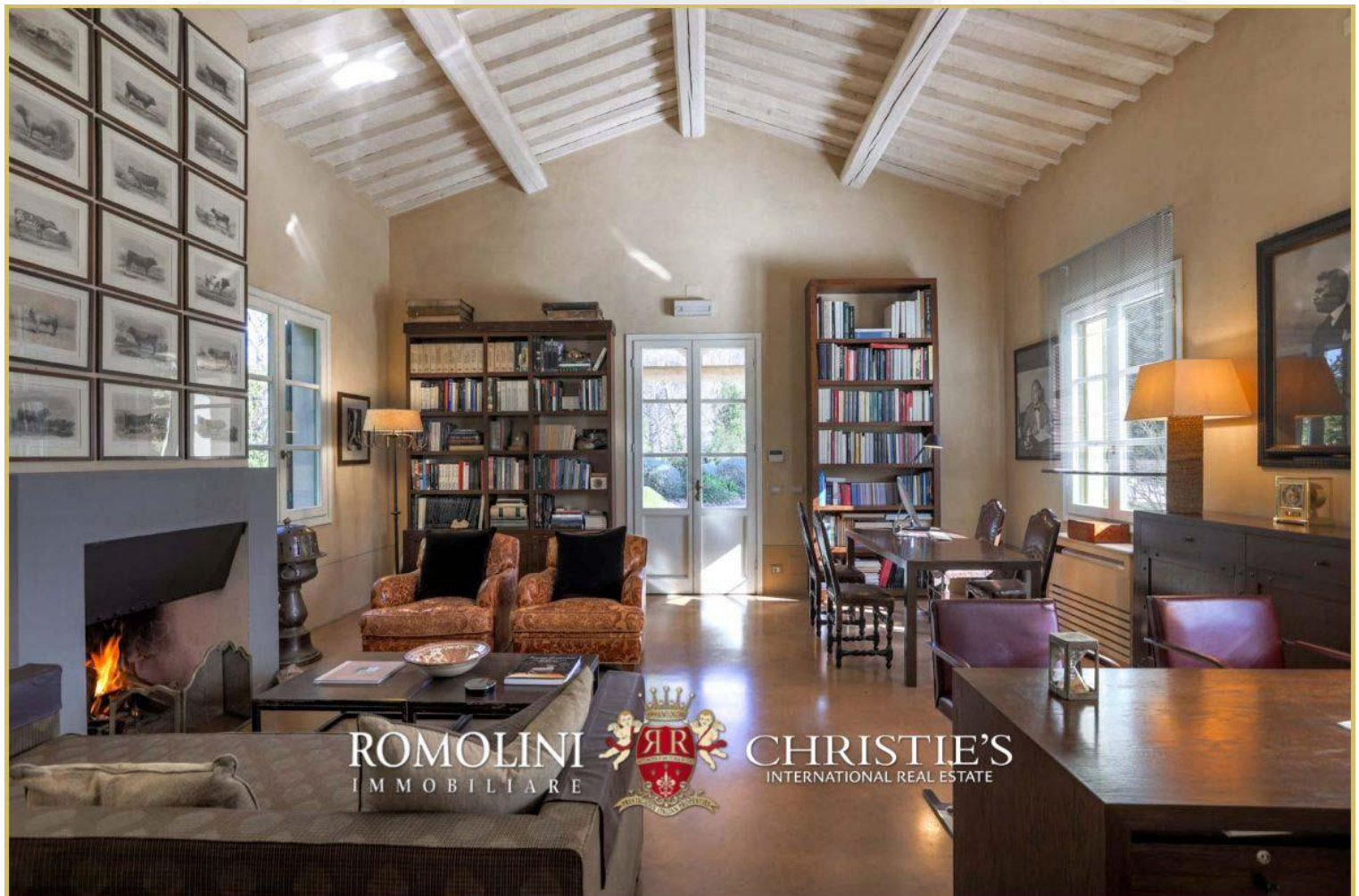


















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com