

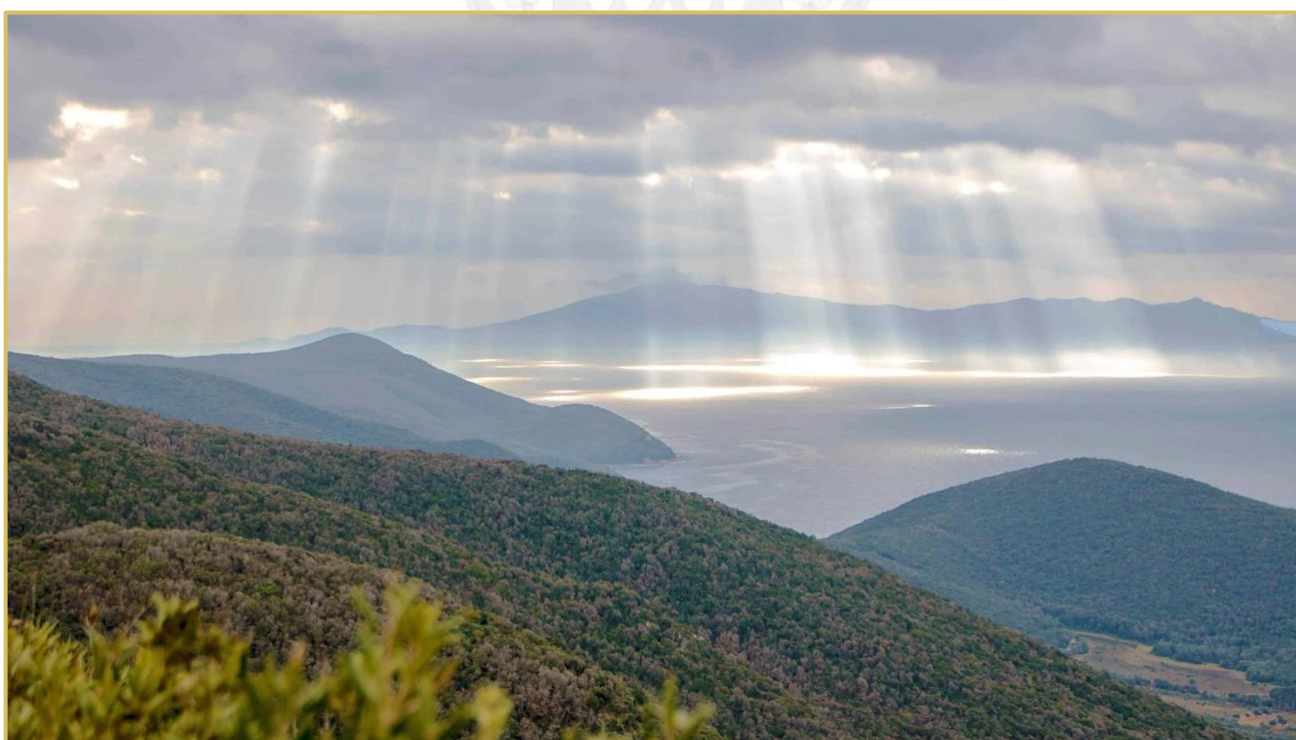
Ref. 2685 – **COASTAL HUNTING ESTATE**

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324-HA ESTATE WITH HUNTING RESERVE AND APPROVED DEVELOPMENT PROGRAM FOR SALE IN MAREMMA, TUSCAN COAST

Grosseto – Grosseto – Tuscany

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Planned buildings
860 sqm

Bedrooms
Up to 12

Bathrooms
Up to 10

Total land
324.5 ha

On the hills of Maremma, just a few kilometers from the stunning sea of Tuscany, this 324-hectare hunting estate combines breathtaking natural landscapes, exceptional agricultural potential, and a range of recreational opportunities, making it a truly unique investment. With its fertile soils and extensive land, the property is well-suited for crop cultivation, vineyard development, or livestock farming. These features also create significant potential for agritourism, allowing investors to merge agriculture with hospitality in one of Italy's most iconic regions.

SUMMARY OF THE PROPERTY

REFERENCE #: 2685 – COASTAL HUNTING ESTATE

TYPE: hunting estate

CONDITIONS: to be built

LOCATION: hilly, very panoramic, close to the sea

ACCESS: unpaved road

INTERIORS: 860 square meters (9,253 square feet)

TOTAL ROOMS: up to 20

BEDROOMS: up to 12

BATHROOMS: up to 10

ANNEXES: no (to be built)

MAIN FEATURES: hunting ground with boars and deers, *codici stalla* (authorization for animals), dog training area, covered hunting platforms, approved plans for tourist development, coppice woodland, sustainable practices, ideal as an event venue, land suitable for vineyards, birdwatching towers

EXTERIORS: 324.5 hectares (801.7 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: to be connected

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Gavorrano (16km; 25'), Castiglione della Pescaia (20km; 25'), Punta Ala (22km; 20'), Grosseto (22km; 25'), Follonica (23km; 20'), Talamone (47km; 45'), Scansano (51km; 50'), San Vincenzo (52km; 45'), Bolgheri (72km; 1h), Montalcino (78km; 1h 5'), Siena (95km; 1h 15'), Volterra (126km; 1h 55'), Florence (164km; 2h 20')

CLOSEST AIRPORTS

Grosseto C. Baccarini (24km; 25'), Pisa G. Galilei (133km; 1h 25'), Firenze A. Vespucci (177km; 2h 15'), Roma Ciampino (189km; 2h 10'), Perugia San Francesco (203km; 2h 35'), Roma Ciampino (210km; 2h 50'), Bologna G. Marconi (258km; 3h)

COASTAL HUNTING ESTATE

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With its fertile soils and extensive land, the property is well-suited for crop cultivation, vineyard development, or livestock farming. These features also create significant potential for agritourism, allowing investors to merge agriculture with hospitality in one of Italy's most iconic regions.

Located within convenient proximity to iconic Tuscan cities like **Grosseto** and **Siena**, and accessible from Pisa and Florence airports, the estate offers a serene retreat that remains well-connected to the region's major hubs.

THE RESERVE

The natural surroundings of the estate offer a harmonious blend of woodlands, open fields, and historic trails. The wooded areas provide resources for sustainable timber harvesting and serve as a **sanctuary for biodiversity**. Open spaces present opportunities for recreational activities such as hiking, photography, and nature exploration. Furthermore, the estate adheres to **sustainable land management practices**, with portions protected by regional conservation regulations to preserve its ecological balance.



This remarkable property presents **limitless potential for development and investment**. It can be transformed into a luxury agritourism destination, featuring boutique lodgings, event spaces, or a wedding venue. The **hunting reserve** and birdwatching facilities would make it an ideal location for ecotourism and seasonal visitors. The agricultural opportunities are equally impressive, offering the chance to create a world-class vineyard, orchards, or other high-end farm-to-table ventures.

Spanning **324.5 hectares (801.7 acres)**, the estate showcases a diverse topography of rolling hills, fertile fields, and lush forests, perfectly suited for agricultural, residential, and tourism ventures. The property includes a **dedicated hunting reserve**, thoughtfully managed to support habitats for deer, wild boars, pheasants, and other wildlife. The estate features three fences inside the property:

- **Fence A** (~ 80 ha): area with 16 hunting platforms, over 2.5 m high and fitted with covers; hunting is allowed between August and April;
- **Fence B** (~ 100 ha): area without hunting platforms; hunting allowed between August and April;
- **Fence C**: hunting dog training area; hunting is allowed all year long.



Completing the property is an area of about 100 ha designated for wild boar breeding and two large animal trapping areas equipped with everything needed, although these have not been used for some years.

Birdwatching enthusiasts would surely appreciate the two strategically positioned observation towers (yet to be built), which also enhance the estate's appeal for eco-tourism.

The company has granted the management of a part of the estate designated for wood pigeon hunting: this corner of the property, which enjoys a splendid view of the **Diaccia Botrona**, is in any case usable by the property totally free of charge.

Last but not least, the farm has **4 barn codes (codice stalla)**, an authorization for the breeding of specific animals: red deer, wild boar, horses and bovids. At the owners' discretion, it is also possible to introduce roe deer and fallow deer.

PLANNED CONSTRUCTIONS

There is an approved building program that would allow creating the following:

- **Two-apartment house** (240 sqm – 2,582 sqft) intended for the owner and the staff, with separate entrances and total privacy,
- A spacious **agricultural warehouse** (140 sqm – 1,506 sqft) to shelter tools and vehicles used in the fields;
- The **business center** (70 sqm – 753 sqft) which was thought as a shop for the estate produces but it could also double as a location venue and/or tasting area;
- An **Agriturismo** (380 sqm – 4,089 sqft) that would include several bedrooms (located right next to the business center) and **two tree-houses** (30 sqm – 323 sqft in total);
- Two **birdwatching towers** scattered around the estate.











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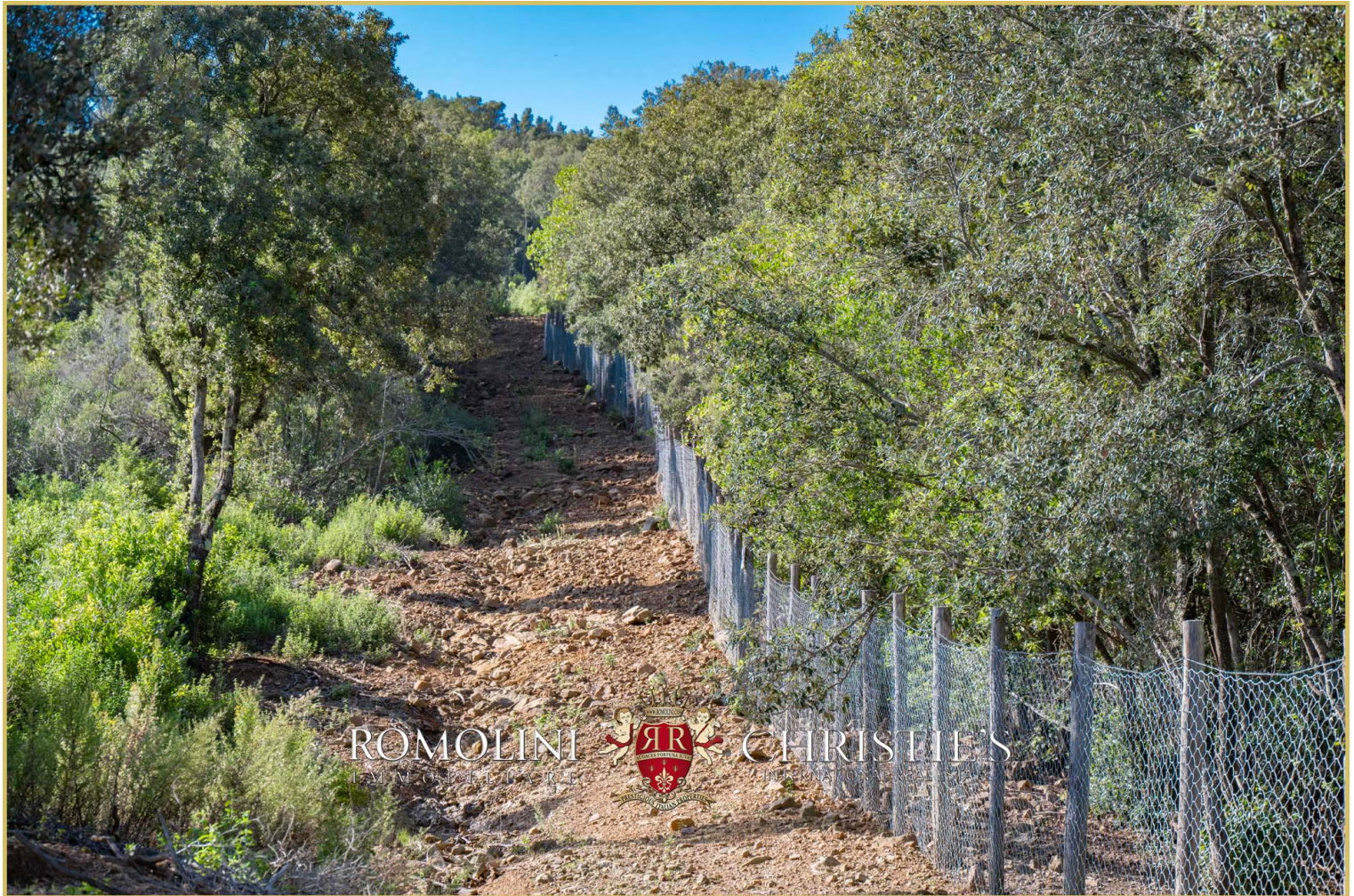
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