

Ref. 2705 – **CANTINA DELLE TORRI**

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ESTATE WITH LUXURY VILLA AND 5.1 HA OF VINEYARDS FOR SALE IN MAREMMA, TUSCANY

Grosseto – Grosseto – Tuscany



Interiors
1,020 sqm

Bedrooms
8

Bathrooms
9

Total land
16.0 ha

Vineyards
5.1 ha

Bottles of wine
30,000 max

Olive grove
350 trees

Oil
400 kg

In the hills of Maremma, not far from Saturnia, wine estate for sale. The property stretches for about 16.0 hectares and revolves around a beautiful villa with two towers with plans to develop it into a boutique hotel with 8 bedrooms and wine cellar (already active). The agricultural land includes an IGT vineyard (5.1 ha) and an olive grove (350 trees).

SUMMARY OF THE PROPERTY

REFERENCE #: 2705 – CANTINA DELLE TORRI

TYPE: wine estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (350 m)

INTERIORS: 1,020 square meters (10,975 square feet)

TOTAL ROOMS: 16

BEDROOMS: 8

BATHROOMS: 9

ANNEXES: ruin to be restored

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and parquet flooring, stone fireplaces, equipped cellar, IGT vineyard, olive grove, event area

EXTERIORS: 16.0 hectares (39.5 acres)

VINEYARDS: 5.1 hectares (12.6 acres)

WINE PRODUCTION: 30,000 bottles / year

OLIVE GROVE: 350 trees

OIL PRODUCTION: 400 kg / year

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Saturnia (11km; 15'), Pitigliano (26km; 30'), Scansano (38km; 45'), Montalcino (60km; 1h 10'), Orbetello (63km; 1h 10'), Grosseto (66km; 1h 20'), Talamone (68km; 1h 10'), Roccastrada (74km; 1h 20'), Castiglione della Pescaia (82km; 1h 30'), Civitavecchia (99km; 1h 30'), Follonica (111km; 1h 45'), Rome (176km; 2h 35')

CLOSEST AIRPORTS

Grosseto C. Baccarini (73km; 1h 25'), Perugia San Francesco (124km; 2h 30'), Roma Fiumicino (156km; 2h 5'), Roma Ciampino (177km; 2h 30'), Firenze A. Vespucci (184km; 2h 40'), Pisa G. Galilei (218km; 2h 45'), Bologna G. Marconi (268km; 3h 30')

CANTINA DELLE TORRI

In the hills of **Maremma**, not far from **Saturnia**, **wine estate** for sale. The property stretches for about **16.0 hectares** and revolves around a beautiful villa with two towers with plans to develop it into a **boutique hotel with 8 bedrooms** and **wine cellar** (already active). The agricultural land includes an **IGT vineyard** (5.1 ha) and an **olive grove** (350 trees).

The location of the property is very convenient, reached by a short stretch of unpaved road (350 m) and less than five minutes from the nearby village. The most famous towns of the **Maremma** are all reachable in just over an hour (Pitigliano, Scansano, Orbetello, Talamone...).

DESCRIPTION OF THE BUILDINGS

The building (920 sqm – 9,899 sqft) has a square plan with a central courtyard and is characterized by two turrets framing a central loggia (now closed and converted into a living area). On the ground floor are the wine cellar, a tasting room and a living room with a bar area. Accompanying are two bedrooms with bathrooms, an administrative office and a service bathroom. The staircase goes up to the first floor where there are four bedrooms with private bathrooms and a common living room. A second staircase leads to the right turret where there is a bedroom with bathroom; exiting through the door opposite the stairs, a terrace overlooking the courtyard leads to the last bedroom with en-suite bathroom.

A short distance from main building is a **ruined farmhouse** (100 sqm – 1,076 sqft) that could be renovated and converted into a small guest house.

The garden surrounding the villa (about 9,700 sqm), to be landscaped, is the perfect place to create an event area, with the possibility of adding a swimming pool (subject to permission of the competent authorities).

EXTERIOR AND AGRICULTURAL PRODUCTION

The farm covers, in its entirety, **16.0 hectares (39.5 acres)** on the hills of Maremma.

The backbone of the agricultural activity is undoubtedly the **IGT vineyard**, in production since 2015. From 2020, the production of two additional wines, both in purity, is being considered.

- **Vineyards surface:** 5.1 hectares (12.6 acres)
- **Varieties:** Sangiovese (80%), Merlot (10%), Cabernet Sauvignon (10%)
- **Altitude:** 600 m asl
- **Training:** spurred cordon (5,000 vines/ha)
- **Soil composition:** clayey, sandy soil rich in sandstone and volcanic rocks
- **Yearly production:** 225 hl (about 30,000 bottles)

The **olive grove** (4.0 ha) consists of **350 trees**, all planted in 2010 and productive since 2012 (about 400 kg of extra virgin oil per year).

In addition to this, the farm has 3.8 ha of arable land on a slight hillside that could be used to plant additional vineyards. The last part of the farm (about 2.0 ha), on the other hand, is covered with trees.







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