

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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