

Ref. 2867 – **TENUTA PITIGLIANO**

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ESTATE WITH FARMHOUSE AND 10,5 HA OF VINEYARDS FOR SALE IN PITIGLIANO, TUSCANY

Pitigliano – Grosseto – Tuscany



Interiors
710 m²

Bedrooms
4

Bathrooms
2

Total land
59.2 ha

Vineyards
10.5 ha

Sulle colline della Maremma, non lontano dai caratteristici borghi di Sovana, Pitigliano e Sorano, tenuta di 59,2 ha con casale e 10,5 ha di vigneto in vendita. La proprietà (oltre 700 m² in totale) si compone di edifici dall'aspetto tipicamente toscano, tutti posti a breve distanza tra loro, e include anche una cantina di vinificazione e una suggestiva grotta scavata nella roccia tufacea tipica della zona.

SUMMARY OF THE PROPERTY

REFERENCE #: 2857 – TENUTA PITIGLIANO

TYPE: wine estate

CONDITIONS: habitable

LOCATION: open and sunny

ACCESS: unpaved road (1.2 km)

INTERIORS: 710 square meters (7,639 square feet)

TOTAL ROOMS: 19

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: guesthouse, agricultural outbuilding

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, fireplace, porch, wine cellar, agricultural outbuilding, guesthouse, IGT vineyards, Etruscan archaeological park

EXTERIOR: 59.2 hectares (146.3 acres)

VINEYARDS: 10.5 hectares (25.9 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: no

ENERGY CERTIFICATE:  (EP_{gl, nren} = 84.83 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Pitigliano (9km; 10'), Sorano (11km; 15'), Manciano (20km; 30'), Saturnia (27km; 40'), Bolsena (39km; 50'), Capodimonte (41km; 50'), Radicofani (44km; 55'), Scansano (44km; 1h), Capalbio (49km; 1h), Orvieto (56km; 1h 10'), Talamone (65km; 1h 15'), Grosseto (82km; 1h 25'), Montalcino (84km; 1h 35')

CLOSEST AIRPORTS

Grosseto C. Baccarini (84km; 1h 30'), Perugia San Francesco (114km; 2h), Roma Fiumicino (155km; 1h 55'), Roma Ciampino (176km; 2h 20'), Pisa G. Galilei (236km; 2h 45'), Bologna G. Marconi (283km; 3h 30')

TENUTA PITIGLIANO

On the hills of **Maremma**, not far from the characteristic villages of **Sovana**, **Pitigliano** and **Sorano**, 59.2-ha **estate** with **farmhouse** and **vineyard** for sale. The property (more than 700 m² in total) consists of buildings with a typical Tuscan look, all located a short distance from each other, and also includes a wine cellar and a charming cave dug into the tuff rock typical of the area.

The property is located in an area that was colonized in ancient times by the Etruscans, as evidenced by the abundance of archaeological finds (displayed in a beautiful archaeological park) and necropolises visible in the area, some of which are literally a few hundred meters from the buildings.

The **farmhouse** (320 m² – 3,443 ft², 3 bedrooms and 1 bathroom) is a rustic two-story building in typical Tuscan style with stone walls, terracotta floors and wooden beams. The house is in good condition at a structural level but needs some modernization work regarding the finishes.

- **Ground floor:** wine cellar and warehouses for product storage;
- **First floor:** living room with fireplace and terrace, kitchen, three bedrooms and bathroom;

The **outbuilding** (90 m² – 968 ft², 1 bedroom and 1 bathroom) is a nice building on one floor consisting of living room with kitchen, bedroom and bathroom.

A **detached outbuilding** (170 m² – 1,829 ft²), on the other hand, houses a dining room with kitchen, very suitable as a tasting area, and various farm storage rooms.

The property is completed by an **underground grotto** (60 m² – 646 ft²), very suitable for aging wine thanks to a naturally controlled temperature, and a **farm shed** (70 m² – 753 ft²).

EXTERIOR

The property is located along the banks of a **stream** that runs through the **Maremma**, in an open and sunny position on a slight hillside. All around the farmhouse stretches the garden (about 5,500 m²) that could easily accommodate a swimming pool.

The farmland includes a **vineyard** (10.5 ha) with Sangiovese, Merlot, Cabernet Sauvignon and Cilieggiolo varieties that are used in the production of excellent **Toscana IGT** wines. The theoretical production based on the *Discipline* could reach 180,000 bottles of wine annually. Over the years the property has been selling high-quality grapes to nearby wineries.

The rest of the farm is covered to varying degrees by arable land (35.2 ha), pastures (2.8 ha) and woods (10.1 ha) distributed mainly on the north side of the property along the river.







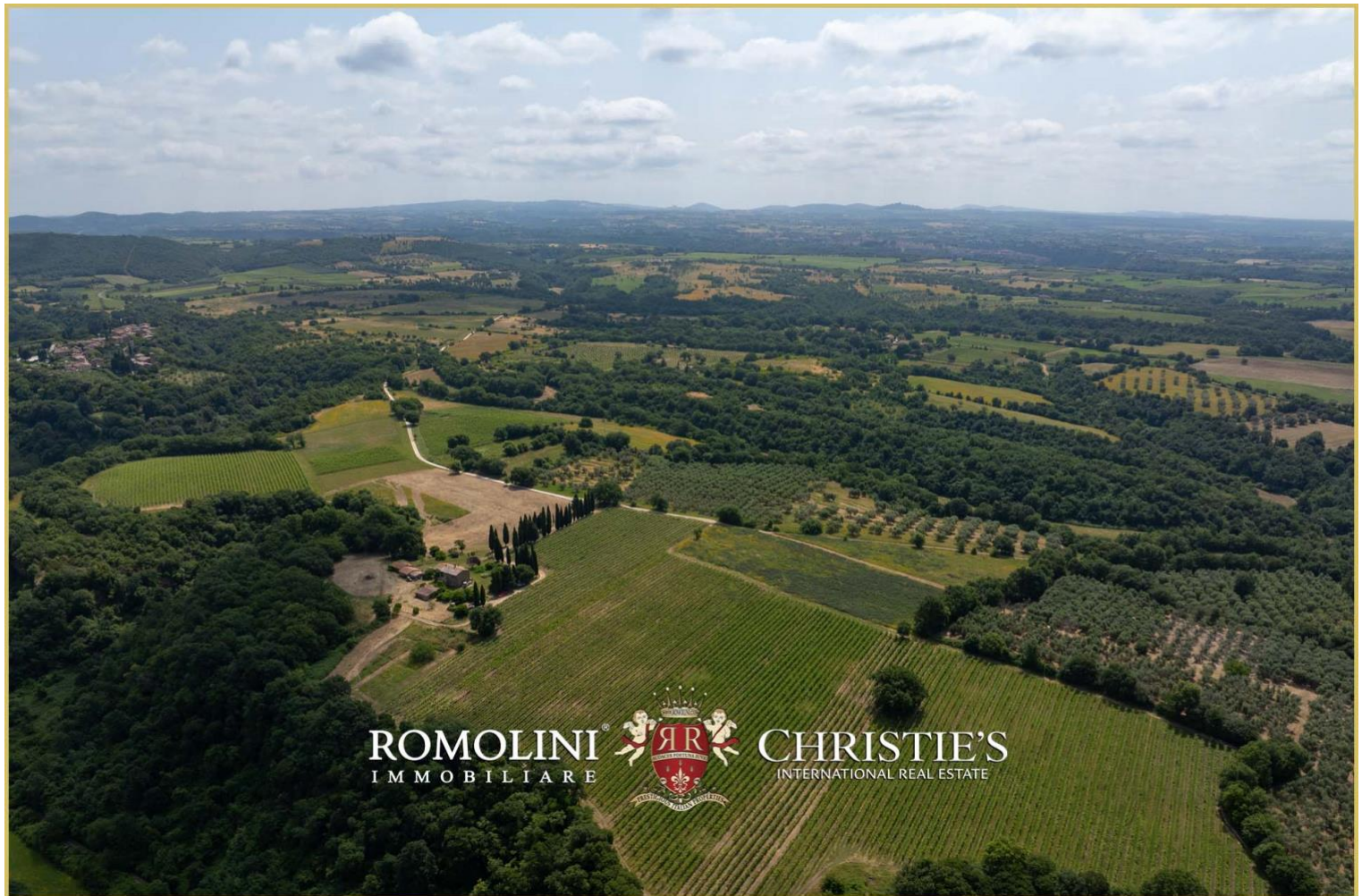


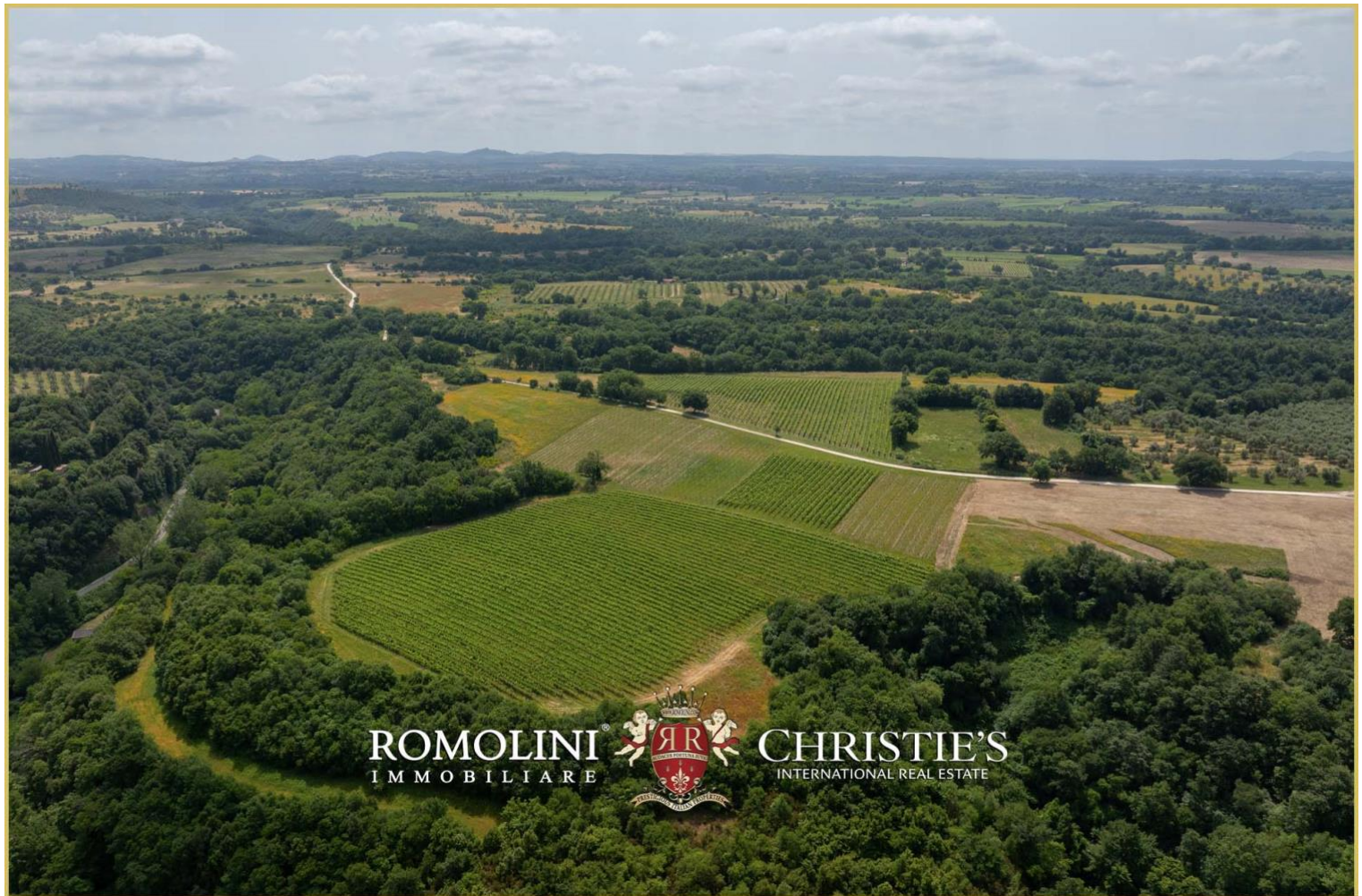
























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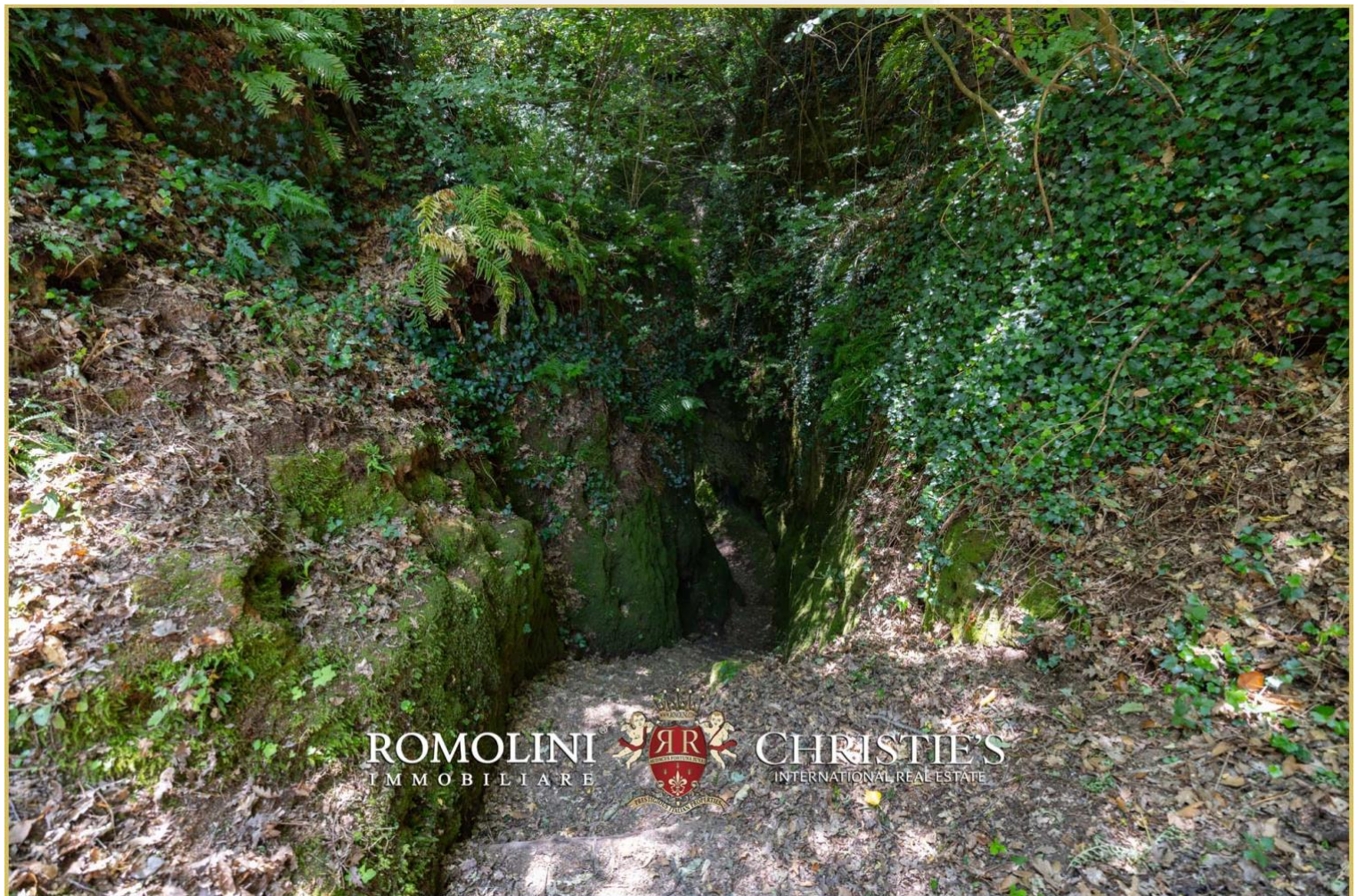




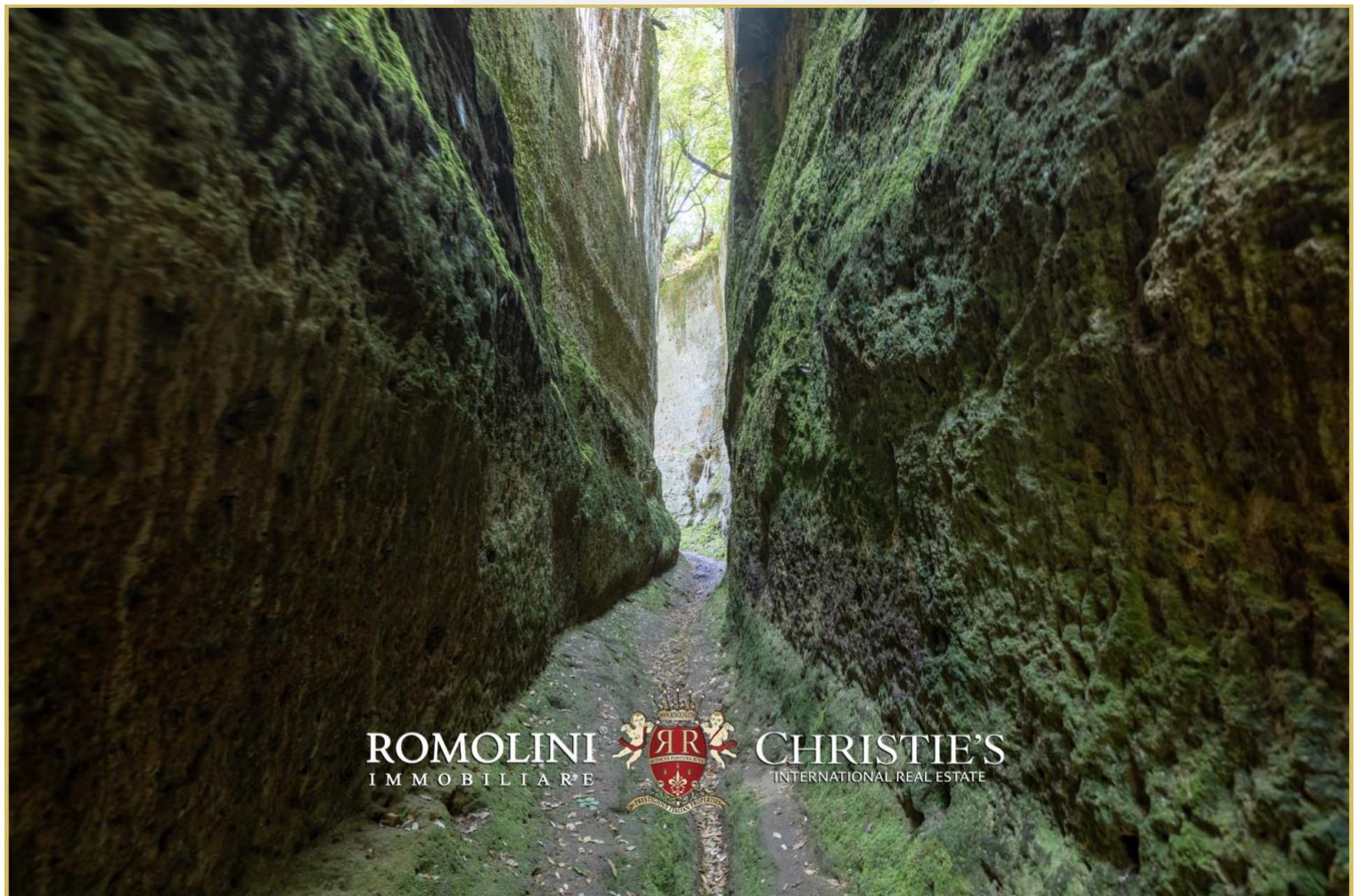














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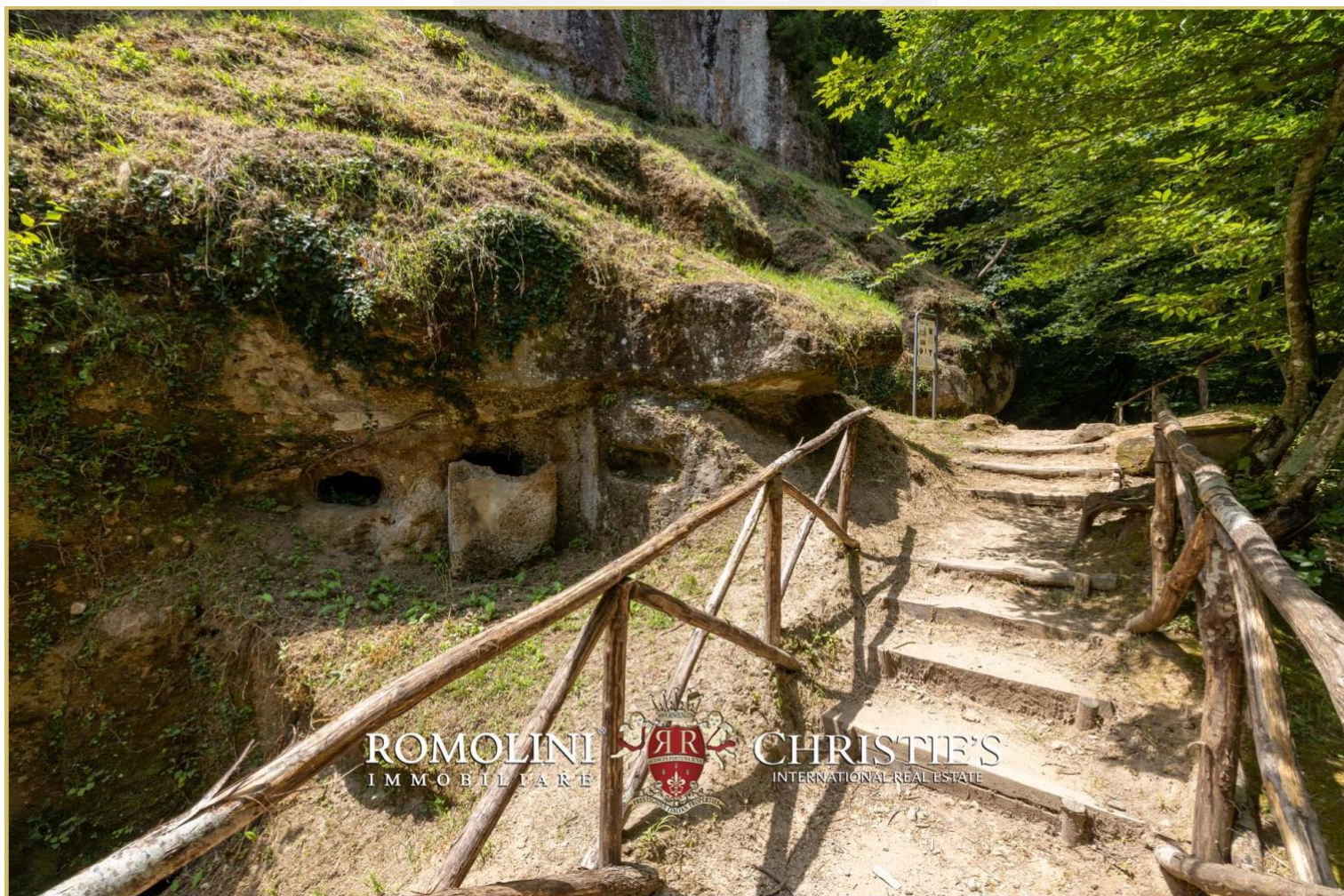
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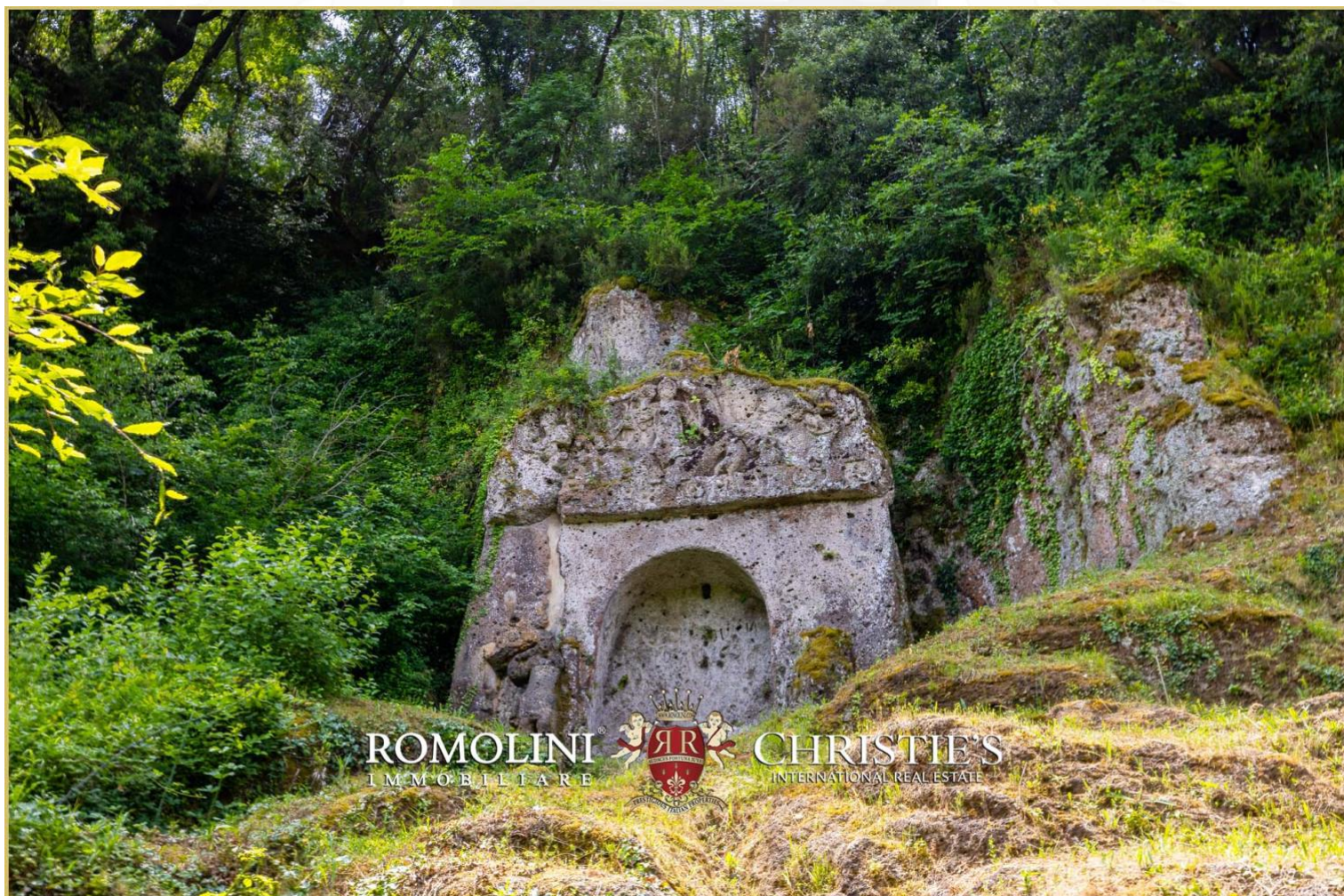


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