

Ref. 2861 – TENUTA ANASTASIA

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463.0-HA ESTATE FOR SALE BETWEEN MANCIANO AND PITIGLIANO, TUSCAN MAREMMA

Pitigliano – Grosseto – Tuscany**Interiors**
1,145 m²**Bedrooms**
Up to 10**Bathrooms**
Up to 10**Total land**
463.0 ha**Olive grove**
4.7 ha

On the hills of the Tuscan Maremma, not far from the sea, in a strategic position with respect to the splendid scenery constituted by the Terme di Saturnia and the Argentario sea, 463-ha estate for sale. The property consists of several ruins (over 1,100 m² in total) that ensure great potential for a tourist accommodation development (10+ bedrooms). The farm's lands, with woods and large portions of arable land, are suitable for planting typical local crops and/or livestock farming.

SUMMARY OF THE PROPERTY

REFERENCE #: 2861 – TENUTA ANASTASIA

TYPE: estate

CONDITIONS: to be renovated

LOCATION: hilly, panoramic

ACCESS: paved road

INTERIORS: 1,145 square meters (12,309 square feet)

TOTAL ROOMS: 25

BEDROOMS: up to 10

BATHROOMS: up to 10

ANNEXES: agricultural buildings

MAIN FEATURES: farmhouse to be renovated, stone and brick walls, wooden beams, terracotta floors, agricultural outbuildings, mostly fenced land, olive grove, excellent area for planting vineyards, lake for irrigation

EXTERIOR: 463.0 hectares (1,144.1 acres)

OLIVE GROVE: 4.7 hectares (11.6 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: already connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: to be connected

CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Saturnia (12km; 20'), Pitigliano (14km; 15'), Sorano (23km; 25'), Scansano (29km; 35'), Capalbio (33km; 40'), Bolsena (44km; 45'), Capodimonte (46km; 45'), Talamone (49km; 50'), Monte Amiata (62km; 1h 25'), Orvieto (65km; 1h 10'), Montalcino (77km; 1h 35'), Grosseto (82km; 1h 25')

CLOSEST AIRPORTS

Grosseto C. Baccarini (67,6km; 1h), Perugia San Francesco (136km; 2h 10'), Roma Fiumicino (137km; 1h 35'), Roma Ciampino (158km; 1h 55'), Pisa G. Galilei (220km; 2h 25'), Bologna G. Marconi (302km; 3h 50')

TENUTA ANASTASIA

On the hills of the **Tuscan Maremma**, not far from the sea, in a strategic position with respect to the splendid scenery constituted by the **Terme di Saturnia** and the **Argentario sea**, 463-ha **estate** for sale. The property consists of several ruins (over 1,100 m² in total) that ensure great potential for a **tourist accommodation development** (10+ bedrooms). The farm's lands, with woods and large portions of arable land, are suitable for planting typical local crops and/or live-stock farming.

In fact, the farm has a very strong **viticultural and olive-growing vocation** due to its altimetric, climatic, slope, exposure and soil organoleptic composition.

DESCRIPTION OF THE BUILDINGS

The heart of the estate consists of a **rustic farm** made of river stone, located in panoramic positions and very suitable for the start-up of a receptive activity. All the buildings are in need of renovation work but retain most of their original features, the oldest of which date back to the 19th century.

The **farmhouse** is on two floors with a total of seven rooms (including two very large ones on the ground floor currently used for storage). This *podere* then includes two stables for animals and a warehouse with a basement cellar.

EXTERIOR

The farm in its entirety covers about **463.0 hectares (1,144.1 acres)** and is largely fenced in.

The **pasture land** (7.6 ha) is currently used for livestock farming and is enclosed by a fence with chestnut poles and wire.

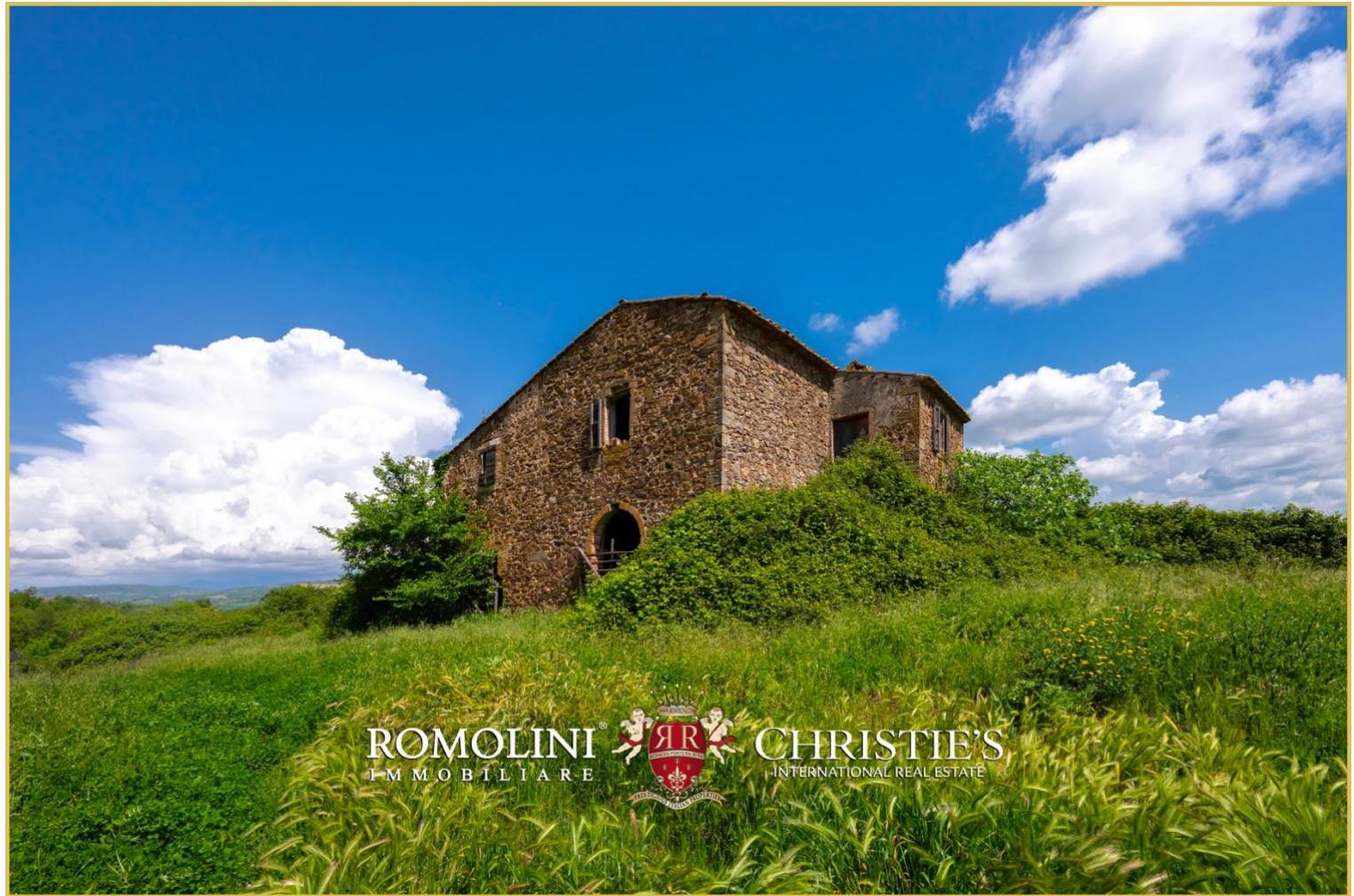
There are already three olive groves on the farm (totaling about 4.7 ha and 220 trees) with trees between **70 and 100 years old** that produce an excellent Tuscan **extra virgin olive oil DOP**.

The **arable area** (147.7 ha) is largely made up of hilly land and is currently used for cereal crops in rotation with forage crops. The low-impact land use makes it very suitable for organic farming. Of this land, about 100 ha could be used for planting **new vineyards**: in fact, the property covers as many as five wine certification areas.

The **wooded areas** (302.9 ha) consist mainly of logging oak trees, the yield of which ranges from **80 to 180 tons/ha**. These areas also contain two truffle grounds and a very large spontaneous seasonal production of fine mushrooms.

On the farm there is a **lake of about 16,000 m²** and a dozen or so smaller ponds located variously, plus several torrential ditches that ensure an abundant water supply.

Also on the farm land is a gravel quarry, no longer active but easily restarted: the deposit is estimated at about **200,000 m³**.



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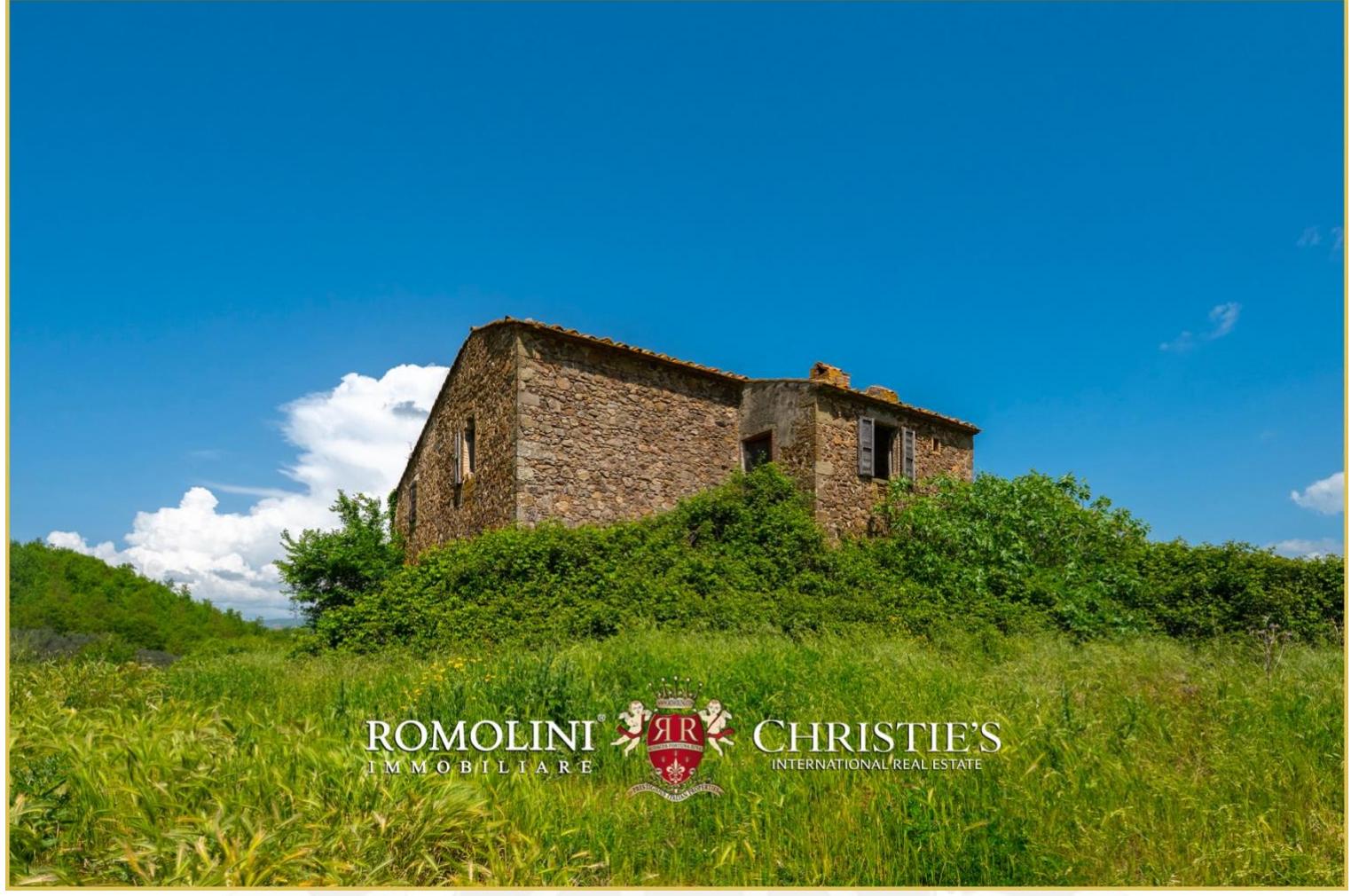
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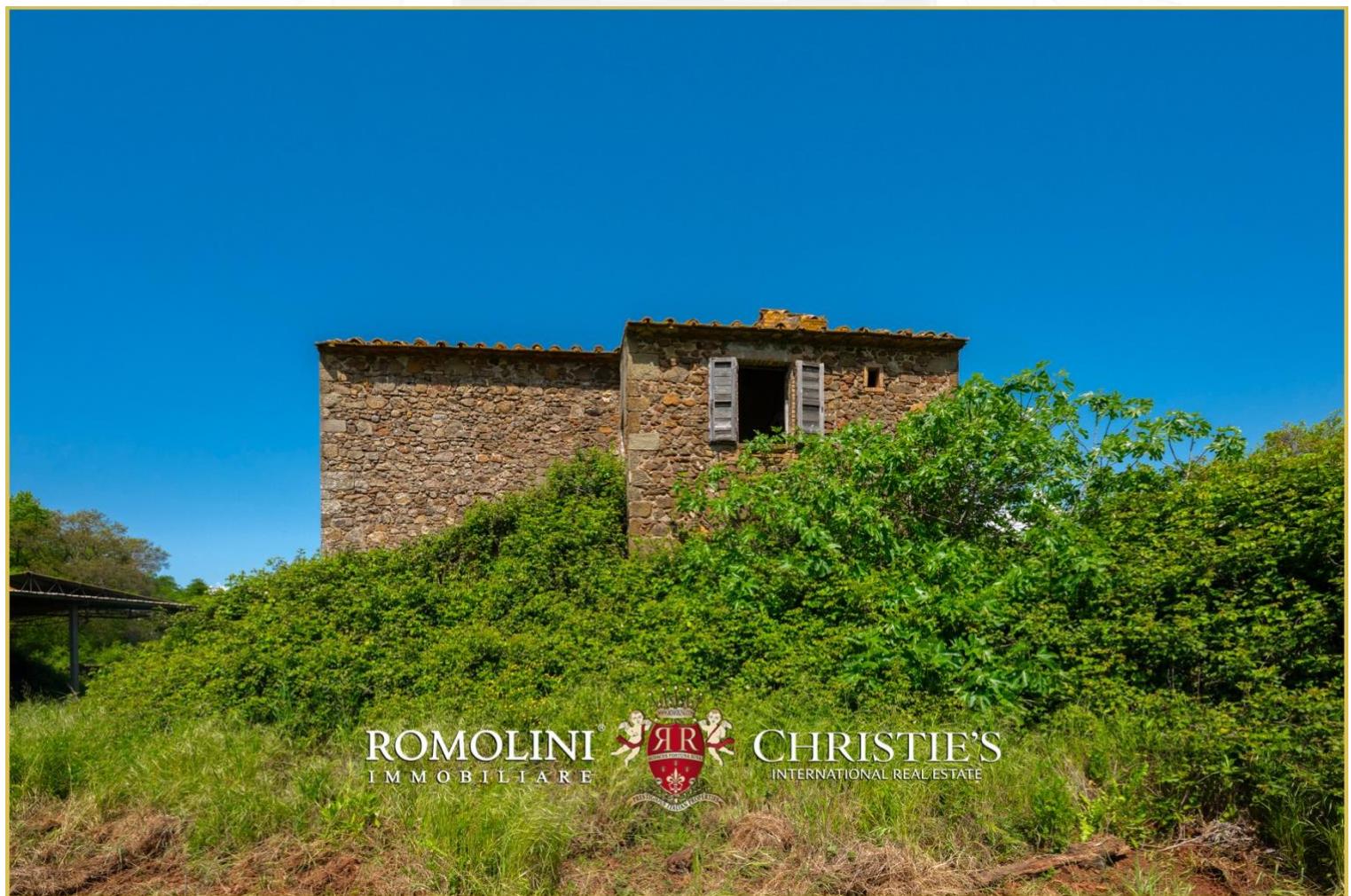
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