

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 livestock 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.

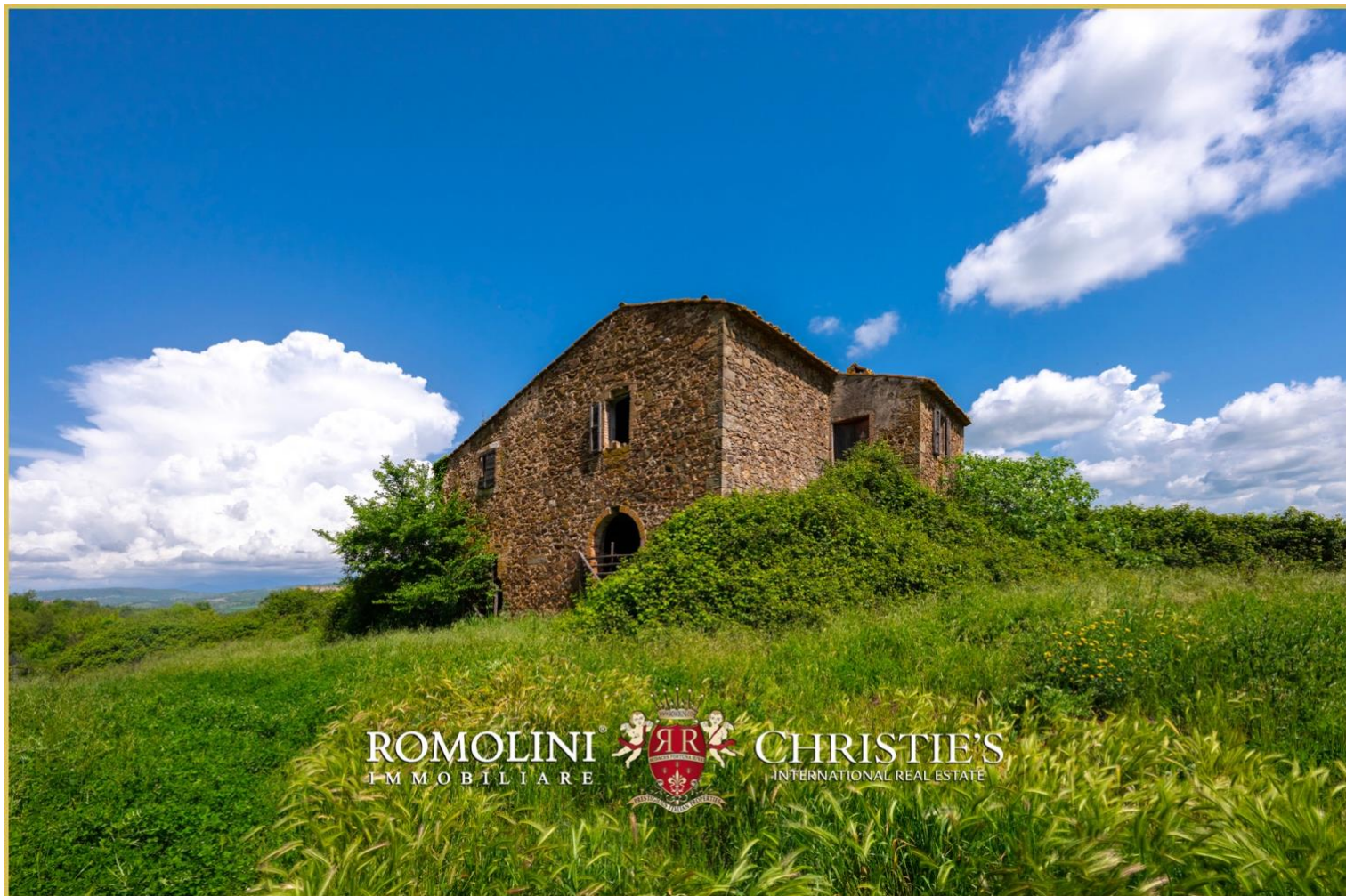
There are already three olive groves on the farm (totaling about 4.7 ha and 220 trees) with trees between **70 and 100 years old** that produce an excellent Tuscan **extra virgin olive oil DOP**.

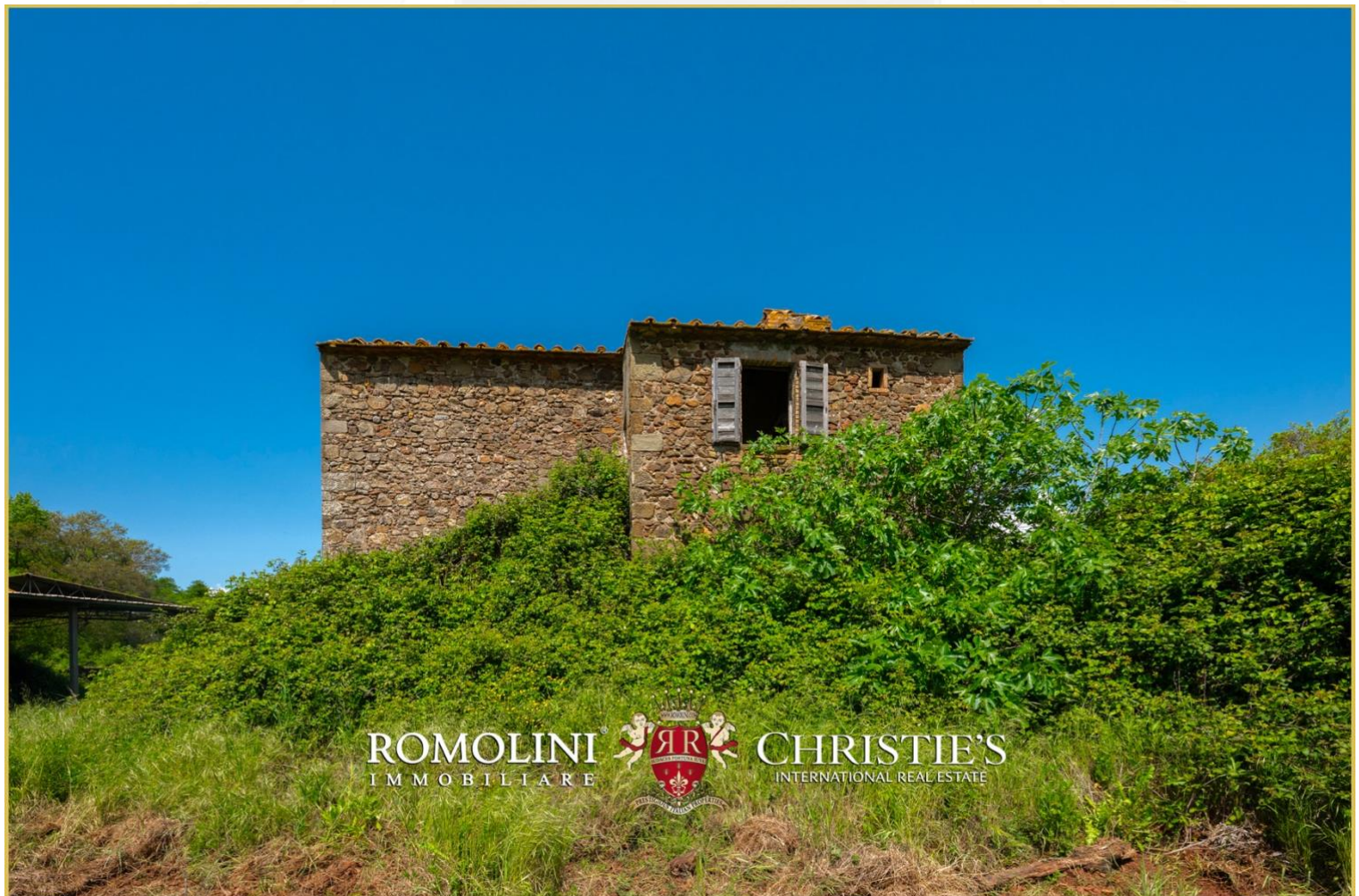
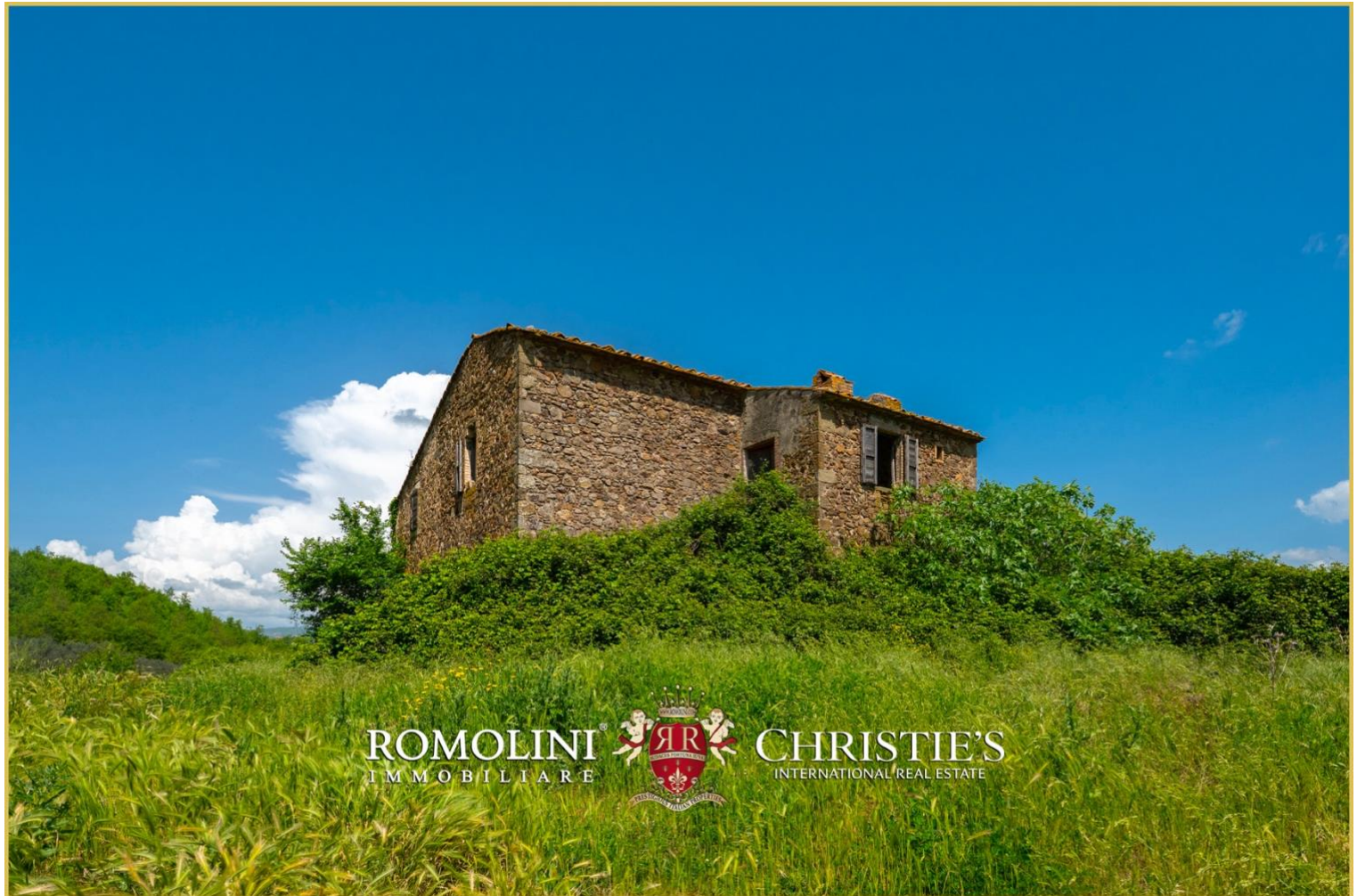
The **arable area** (147.7 ha) is largely made up of hilly land and is currently used for cereal crops in rotation with forage crops. The low-impact land use makes it very suitable for organic farming. Of this land, about 100 ha could be used for planting **new vineyards**: in fact, the property covers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











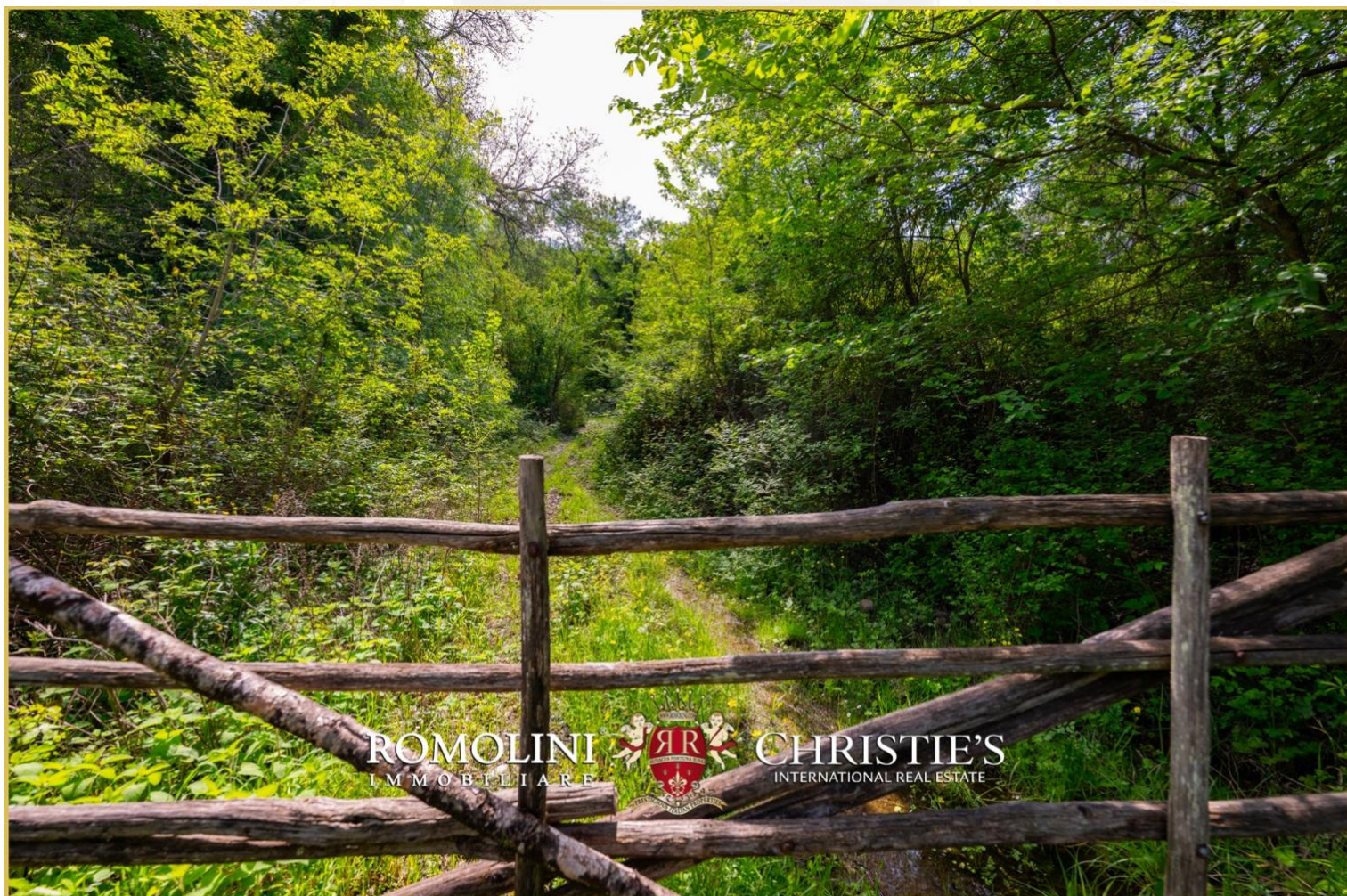
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