

## SEA VIEW ORGANIC WINERY WITH 5,6 HA OF VINEYARDS FOR SALE IN ORBETELLO, MAREMMA

**Orbetello – Grosseto – Tuscany**



**Interiors**  
877 m<sup>2</sup>

**Bedrooms**  
3

**Bathrooms**  
4

**Total land**  
21.4 ha

**Vineyards**  
5.6 ha

**Bottles of wine**  
25,000 max

**Olive grove**  
3,200 trees

In the heart of Maremma, not far from Orbetello, organic estate with sea-view cellar and 5.6 ha of vineyards for sale. Only 8 kilometers from the sea and 15 minutes from the picturesque port of Talamone, this reality combines the beauty of the landscape with the productivity of the land.

The microclimate makes this estate unique: the constant winds of the area, combined with the generous sunshine of the Maremma, make it possible to obtain products of great quality, with treatments that are even less than what is required by organic regulations.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2869 – CANTINA VISTA MARE

**TYPE:** wine estate

**CONDITIONS:** good

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 877 square meters (9,435 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 3

**BATHROOMS:** 4

**ANNEXES:** cellar, warehouse, shed, garage

**MAIN FEATURES:** wine cellar, IGT vineyards, olive grove, apartment

**EXTERIOR:** 21.4 hectares (52.9 acres)

**VINEYARDS:** 5.6 hectares (13.8 acres)

**OLIVE GROVE:** 3,200 trees

**GARDEN:** yes, around the building

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 143.94 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Closest services (6km; 8'), Talamone (11km; 15'), Orbetello (25km; 25'), Grosseto (28km; 27'), Porto Santo Stefano (28km; 35'), Porto Ercole (30km; 30'), Terme di Saturnia (46km; 55'), Punta Ala (71km; 1h 10'), Montalcino (84km; 1h 5'), Siena (102km; 1h 20'), Firenze (170km; 2h 15')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (31km; 30'), Roma Fiumicino (150km; 1h 40'), Pisa G. Galilei (180km; 1h 50'), Firenze A. Vespucci (182km; 2h 10'), Roma Ciampino (190km; 2h 10'), Perugia San Francesco (209km; 2h 20'), Bologna G. Marconi (264km; 3h)

## CANTINA VISTA MARE

In the heart of **Maremma**, not far from **Orbetello**, **organic estate** with sea-view cellar for sale. Only 8 kilometers from the sea and 15 minutes from the picturesque port of **Talamone**, this reality combines the beauty of the landscape with the productivity of the land.

The microclimate makes this estate unique: the constant winds of the area, combined with the generous sunshine of the **Maremma**, make it possible to obtain products of great quality, with treatments that are even less than what is required by organic regulations.

The estate covers about **21.4 hectares (52.9 acres)** on the hills of the Tuscan Maremma, entirely fenced and organically farmed: the area is divided between **vineyards** (5.6 ha), **olive groves** (9.7 ha for a total of **3,200 trees**) and large portions of arable land and pastures (5.6 ha) that could be used to plant new vineyards.

- **Vineyard surface:** 5.0 hectares
- **Varieties:** Pugnitello, Vermentino, Sangiovese, Merlot
- **Altitude:** 300 m asl
- **Training:** Guyot
- **Yearly production:** 25,000 bottles

The winery currently produces the following wines:

- **Toscana Rosso IGT:** Pugnitello (8,500 bottles)
- **Toscana Rosso IGT:** Sangiovese, Merlot (7,500 bottles)
- **Toscana Bianco IGT:** Vermentino (9,000 bottles)

## DESCRIPTION OF THE BUILDINGS

The main building (302 m<sup>2</sup> – 3,249 ft<sup>2</sup>) is on one level divided into two independent sections, each accessible directly from the outside porch:

- **Agricultural wing** (172 m<sup>2</sup>) with kitchen, warehouse (currently used as music room) and business office;
- **Private apartment** (130 m<sup>2</sup>) consisting of living room with open kitchen and modern-style fireplace, three bedrooms, two of which have en-suite bathrooms and doors directly facing the porch, and two service bathrooms.

The **wine cellar** (299 m<sup>2</sup> – 3,217 ft<sup>2</sup>), fully equipped and built according to the latest technologies, is under the central building, completely underground, which allows constant temperature and humidity values to be maintained.

The property is completed by an **underground warehouse** (56 m<sup>2</sup> – 602 ft<sup>2</sup>) currently used for wine storage and a **shed** (220 m<sup>2</sup> – 2,367 ft<sup>2</sup>) for storing agricultural equipment.

Possibility to build for receptive use wooden cottages with concrete base for a total of 300 m<sup>2</sup>.





























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