

ORGANIC WINE ESTATE WITH 15.1 HA VINEYARDS FOR SALE IN MAGLIANO IN TOSCANA, MAREMMA

Magliano in Toscana – Grosseto – Tuscany



Interiors
300 m²

Bedrooms
2

Bathrooms
3

Total land
27.6 ha

Vineyards
15.1 ha

Grapes
145 tons

On the hills of the Tuscan Maremma, not far from Magliano and Scansano, organic wine estate with 15.1 ha of vineyards for sale. The farm does not have a winery and currently produces grapes that are then sold to important local producers. The house (100 m² – 1,076 ft², 2 bedrooms and 2 bathrooms) is in good condition and has been adapted as an accommodation unit with two apartments (both consisting of living room with kitchen, bedroom and bathroom).

SUMMARY OF THE PROPERTY

REFERENCE #: 2885 – TENUTA BIO MAGLIANO

TYPE: organic wine estate

CONDITIONS: restored

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 300 square meters (3,228 square feet)

TOTAL ROOMS: 5

BEDROOMS: 2

BATHROOMS: 3

ANNEXES: shed

MAIN FEATURES: Maremma DOC vineyards, two separate residential units, fireplace, gres flooring, agricultural shed, garden, hedges, arable land suitable for vineyards

EXTERIOR: 27.6 hectares (68.2 acres)

VINEYARDS: 15.1 hectares (37.3 acres)

GRAPE PRODUCTION: 145 tons / year

GARDEN: yes, around the house

SWIMMING POOL: yes

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 99.80 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Magliano in Toscana (5km; 10'), Scansano (19km; 30'), Talamone (24km; 30'), Orbetello (27km; 30'), Grosseto (33km; 40'), Pitigliano (45km; 55'), Bolsena (75km; 1h 25'), Montalcino (89km; 1h 20'), Siena (107km; 1h 35'), Roma (157km; 2h 15'), Firenze (175km; 2h 30')

CLOSEST AIRPORTS

Roma Fiumicino (148km; 1h 45'), Roma Ciampino (169km; 2h 20'), Firenze A. Vespucci (187km; 2h 25'), Pisa G. Galilei (188km; 2h 5'), Perugia San Francesco (214km; 2h 40'), Bologna G. Marconi (269km; 3h 25')

TENUTA BIO MAGLIANO

On the hills of the **Tuscan Maremma**, not far from **Magliano** and **Scansano**, **organic wine estate** with **15.1 ha of vineyards** for sale. The farm does not have a winery and currently produces grapes that are then sold to important local producers.

The **house** (100 m² – 1,076 ft², 2 bedrooms and 2 bathrooms) is in good condition and has been adapted as an accommodation unit with two apartments (both consisting of living room with kitchen, bedroom and bathroom).

Next to the house is a **large shed** (180 m² – 1,937 ft²) for the shelter of vehicles and tools and a **small office** (20 m² – 215 ft², 1 bathroom) with a bathroom built in the corner of the structure.

EXTERIOR AND PRODUCTION DETAIL

The property covers about **27.6 hectares (68.2 acres)** divided into two farms located about 3 km apart as the crow flies. The estate focuses its production on the **Maremma DOC vineyard**:

- **Vineyard surface:** 15.1163 ha (11.7822 ha Podere A + 3.3341 ha Podere B)
- **Varieties:** Sangiovese (8.5806 ha), Cabernet Sauvignon (2.5589 ha), Merlot (1.0300 ha), Petit Verdot (1.0230 ha), Syrah (1.0008 ha), Alicante Bouschet (0.9230 ha)
- **Altitude and exposure:** 85 - 135 m asl (south, east-west)
- **Training:** spurred cordon, Guyot (2.40 × 0.80 m)
- **Years of planting:** 2003 (Podere A), 2002 (Podere B)
- **Yearly production:** 145 tons of grapes

On the other hand, the rest of the farm is covered by **woodland** (3.4 ha in Podere A) and a large plot of **arable land** (about 9.0 in Podere B) that is not currently exploited but could easily accommodate other vineyards.

MAP OF THE ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

































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