

Ref. 2885 – TENUTA BIO MAGLIANO

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

Magliano in Toscana – Grosseto – Tuscany



<b>Interiors</b> 300 m <sup>2</sup>	<b>Bedrooms</b> 2	<b>Bathrooms</b> 3
<b>Total land</b> 27.6 ha	<b>Vineyards</b> 15.1 ha	<b>Grapes</b> 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 m<sup>2</sup> – 1,076 ft<sup>2</sup>, 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<sub>gl, nren</sub> = 99.80 kWh/m<sup>2</sup>year)

**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 m<sup>2</sup> – 1,076 ft<sup>2</sup>, 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 m<sup>2</sup> – 1,937 ft<sup>2</sup>) for the shelter of vehicles and tools and a **small office** (20 m<sup>2</sup> – 215 ft<sup>2</sup>, 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





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