

Ref. 3033 – **COUNTRY HOTEL MAREMMA**

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ESTATE WITH COUNTRY HOTEL, VINEYARDS AND SPA FOR SALE IN MAREMMA, TUSCANY

Grosseto – Grosseto – Tuscany



Interiors
5,153 m²

Bedrooms
44

Bathrooms
55

Swimming pool
14 × 7 m | 8,5 × 4,5 m

Total land
101.7 ha

Vineyards
16.0 ha

Bottles of wine
180,000 max

Olive grove
31.4 ha

In the heart of the Tuscan Maremma, immersed in over 100 hectares of gentle hills, vineyards, olive groves, and Mediterranean forests, stands this extraordinary organic estate with Agriturismo (45 rooms in total), wellness center, and facilities dedicated to agricultural and equestrian activities. An authentic and charming place, where the beauty of the Tuscan landscape blends harmoniously with significant hospitality and productive activities.

SUMMARY OF THE PROPERTY

REFERENCE #: 3033 – COUNTRY HOTEL MAREMMA

TYPE: estate with country hotel

CONDITION: excellent

LOCATION: hilly, well-exposed

ACCESS: unpaved road (1 km)

INTERIORS: 5,153 square meters (55,444 square feet)

TOTAL ROOMS: 128

BEDROOMS: 44

BATHROOMS: 55

ANNEXES: stable, agricultural buildings

MAIN FEATURES: historic building, stone and brick walls, hardwood flooring, fireplaces, exposed beams, terracotta floors, stone walls, ceiling fans, solar panels, wellness center, restaurant, tennis court, horse stables, lush park, swimming pools

EXTERIOR: 101.7 hectares (251.3 acres)

VINEYARDS: 16.0 hectares (39.7 acres)

WINE PRODUCTION: up to 180,000 bottles / year

OLIVE GROVE: 31.4 hectares (77.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m | 8,5 × 4,5 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: fancoils + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1km; 5'), Gavorrano (10km; 15'), Follonica (25km; 20'), Castiglione della Pescaia (25km; 30'), Roccastrada (30km; 30'), Grosseto (30km; 30'), Montalcino (80km; 1h 5'), Saturnia (85km; 1h 30'), Siena (95km; 1h 15'), Pienza (100km; 1h 30'), Volterra (115km; 1h 35'), Castellina in Chianti (120km; 1h 35'), Gaiole in Chianti (125km; 1h 40'), Pisa (130km; 1h 40'), Firenze (165km; 2h 20')

CLOSEST AIRPORTS

Grosseto C. Baccarini (30km; 30'), Firenze A. Vespucci (185km; 2h 10'), Roma Ciampino (220km; 2h 30'), Roma Fiumicino (201km; 2h 10'), Perugia San Francesco (205km; 2h 30'), Bologna G. Marconi (260km; 3h 10')

COUNTRY HOTEL MAREMMA

In the heart of the **Tuscan Maremma**, immersed in over 100 hectares of gentle hills, vineyards, olive groves, and Mediterranean forests, stands this extraordinary organic estate with **Agriturismo** (45 rooms in total), **wellness center**, and facilities dedicated to agricultural and **equestrian activities**. An authentic and charming place, where the beauty of the Tuscan landscape blends harmoniously with significant hospitality and productive activities.

The property, entirely organic, produces **wine**, **extra virgin olive oil**, and spirits, offering a unique experience in the heart of Tuscan enogastronomic tradition. Among the symbolically significant places of the estate are a suggestive centuries-old oak and a fascinating natural labyrinth, elements that contribute to making the setting unique.

The property is located in a quiet and secluded position, without disturbing elements nearby. A small village nearby offers some basic services and hosts various typical Tuscan restaurants ideal for tastings and quick snacks. For other needs, it is enough to reach the town of **Gavorrano** (less than 15 minutes by car), where supermarkets, banks, pharmacies, and schools are located.

DESCRIPTION OF THE BUILDINGS

The hospitality complex is divided into three main bodies: the first is an **Agriturismo** characterized by authentic and traditional environments; the second is a **4-star country hotel**, equipped with all comforts and designed to host an international clientele seeking relaxation and well-being; the third consists of **agricultural buildings**.

The **San Leonardo building** (1,272 m² – 13,686 ft², 20 bedrooms and 24 bathrooms) develops in two structurally independent but functionally interconnected parts. The common areas include the waiting/relaxation room at the entrance, a restaurant with professional kitchen, and bathrooms for guests. To serve the restaurant, there are storerooms, a cold room, winery, and staff bathroom. The building also houses twenty bedrooms with en-suite bathrooms for guests and a small independent apartment with a kitchenette, bedroom, and bathroom (ideal for a caretaker).

A **14 × 7 m swimming pool** with a large solarium and a **tennis court** are available for the Agriturismo, perfectly integrated into the surrounding landscape.

The **San Giuliano building** (790 m² – 8,500 ft², 14 rooms, and 14 bathrooms) is spread over two floors and includes fourteen bedrooms with en-suite bathrooms for guests, along with two large storage rooms on the first floor (potentially usable as common lounges) and technical rooms for systems.

The **San Giuseppe building** (790 m² – 8,500 ft², 10 rooms, and 10 bathrooms), identical in appearance to the previous one, consists of eight suites (living room, bedroom, and bathroom), two bedrooms with en-suite bathrooms, and two large storage areas (also potentially usable as common areas).

The **San Biagio building** (376 m² – 4,046 ft², 4 bathrooms) is dedicated to the common areas of the country hotel and administrative activities. It houses offices with bathrooms for staff, a large hall with a bar corner (ideal for events), two lounges/game rooms with access to the porch, a billiard room, and two service bathrooms.

The **Sant'Egidio building** (283 m² – 3,045 ft², 3 bathrooms) is the wellness center of the country hotel, including an **indoor 8.5 × 4.5 m pool** usable year-round, reception, changing rooms for guests (all with bathrooms), Turkish bath, sauna, emotional shower, and a relaxation room with a massage corner.

The property is completed by an important agricultural and rural sector consisting of a **stable** (495

m² – 5,326 ft²) with ten horseboxes, hay storage, and warehouses. Not far from the stable, there is also a large **agricultural outbuilding** (1,044 m² – 11,233 ft²) formerly used for animal shelter and partially to be renovated and a **tool shed** (103 m² – 1,108 ft²)

EXTERIOR AND AGRICULTURAL PRODUCTION

The estate extends over approximately **101.7 hectares (251.3 acres)** on the hills of Maremma and enjoys excellent sunshine exposure, as well as proximity to the sea, creating a very particular microclimate. All crops are cultivated with **certified organic methods**, and the products are partly used in the company's restaurant. Surrounding the buildings, a **wooded park of 3.0 hectares** has been created, offering numerous opportunities to relax outdoors in complete tranquility.

The agricultural land also includes a vast **olive grove** (31.4 hectares) that produces excellent extra virgin oil with olives of Moraiolo, Leccino, Frantoio, and Morcaio varieties.

Next, there is the **vineyard** producing excellent **IGT wines** (red, white, rosé, and passito), sold at prices ranging between € 7.00 and € 25.00.

- **Vineyards surface:** 16.0 hectares (39.7 acres)
- **Varieties:** Sangiovese, Syrah, Montepulciano, Viognier, Vermentino, Malvasia, Trebbiano
- **Altitude:** 150 m asl
- **Training:** pruned-spur cordon, Guyot (5,000 vines/ha)
- **Wine production:** up to 180,000 bottles/year

The rest of the company is covered by tilled land (23.5 hectares) that could be used for planting new vineyards or other typical local crops, and forests (27.5 hectares) that offer interesting opportunities for walks and excursions into the unspoiled nature of Maremma.





























































































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