

WINE ESTATE WITH 20.9 HA OF VINEYARDS FOR SALE ON THE TUSCAN COAST

Montescudaio – Pisa – Tuscany



Interiors
726 m²

Bedrooms
4 (up to 5)

Bathrooms
7

Total land
75.8 ha

Vineyards
20.9 ha

Bottles of wine
240,000 max

Olive grove
0.4 ha

Nestled in the tranquility of the Val di Cecina, in a hilly setting that offers an extraordinary harmony between nature and human-made elements, not far from the Tyrrhenian Sea, lies this organic winery for sale. The property spans approximately 75.8 hectares (187.3 acres) on hilly terrain with excellent sun exposure. The backbone of the estate consists of two vineyards (20.9 hectares in total) located on two separate plots not far from each other. The buildings include a rustic country house, a guesthouse and a modern wine cellar.

SUMMARY OF THE PROPERTY

REFERENCE #: 3060 – MONTESCUDAIO WINERY

TYPE: wine estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 726 square meters (7,811 square feet)

TOTAL ROOMS: 19

BEDROOMS: 4 (up to 5)

BATHROOMS: 7

ANNEXES: guesthouse, orangery

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, shed, underground wine cellar, IGT vineyards, olive trees

EXTERIOR: 75.8 hectares (187.3 acres)

VINEYARDS: 20.9 hectares (51.6 acres)

WINE PRODUCTION: up to 240,000 bottles / year

OLIVE GROVE: 0.4 hectares (1.0 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

FUEL: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Montescudaio (2 km; 5'), Guardistallo (4 km; 10'), Casale Marittimo (6 km; 10'), Cecina (10 km; 15'), Bibbona (12 km; 20'), Bolgheri (18 km; 25'), Castagneto Carducci (23 km; 30'), Volterra (30 km; 40'), San Vincenzo (38 km; 40'), Suvereto (48 km; 55'), Livorno (52 km; 50'), Piombino (58 km; 1h), San Gimignano (65 km; 1h 10'), Pisa (68 km; 1h), Massa Marittima (70 km; 1h 15'), Lucca (90 km; 1h 20'), Siena (95 km; 1h 30'), Firenze (120 km; 1h 40'), Arezzo (180 km; 2h 15'), Bologna (205 km; 2h 35'), Roma (295 km; 3h 20')

CLOSEST AIRPORTS

Pisa G. Galilei (68 km; 1h), Firenze A. Vespucci (120 km; 1h 40'), Bologna G. Marconi (205 km; 2h 35'), Perugia San Francesco (230 km; 2h 50'), Roma Ciampino (310 km; 3h 20'), Roma Fiumicino (325 km; 3h 35')

MONTESCUDAIO WINERY

Nestled in the tranquility of the **Val di Cecina**, in a hilly setting that offers an extraordinary harmony between nature and human-made elements, not far from the **Tyrrhenian Sea**, lies this **organic winery** for sale. The property spans approximately **75.8 hectares (187.3 acres)** on hilly terrain with excellent sun exposure. The backbone of the estate consists of **two vineyards** (20.9 hectares in total) located on two separate plots not far from each other. The varieties grown include Sangiovese, Merlot, Syrah, Cabernet Franc, Cabernet Sauvignon, Petit Verdot, Viognier, and Roussanne, enabling the production of up to 240,000 bottles of **Costa Toscana IGT wine** each year.

One of the vineyards features a **natural spring** with a water storage basin and a drip irrigation system to provide supplemental water during the hottest seasons.

The rest of the estate consists of a mix of arable land (18.3 ha), which is also suitable for planting new crops to complement the vineyards, and woodlands (35.5 ha). The fields also contain several **olive trees**, which yield a small amount of olive oil for personal use.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (298 m² – 3,206 ft², 3 bedrooms and 4 bathrooms) is a rustic-style building that has been completely renovated and divided into two distinct sections. The ground floor houses offices, tasting rooms, and retail spaces for the farm's products, as well as a coatroom, a guest bathroom, and a laundry room. Upstairs is a beautiful living room with an open kitchen that leads to three bedrooms with en-suite bathrooms and the turret (currently used as a study but suitable for use as a bedroom).

The **wine cellar** (330 m² – 3,551 ft², 2 bathrooms) is a modern, partially underground building designed with spacious and functional areas that ensure smooth and well-organized production processes. The building consists of three main areas (winemaking, barrel cellar, and packaging), as well as two employee restrooms and a utility room.

Above the winery is a **guesthouse** (56 m² – 602 ft², 1 bedroom and 1 bathroom) comprising a living area with a kitchen, a bedroom, and a bathroom. Outside, a large covered patio (78 m² – 839 ft²) offers an elegant outdoor space for dinners and events, as well as housing the property's solar panel system.

Not far from the farmhouse is an **orangery** (42 m² – 452 ft²), featuring metal and glass walls, currently used as a summer study/living room.

Don't let the property's peaceful location fool you: although surrounded by nature, the estate is in fact just 2 km from **Montescudaio**, a charming medieval town where one can find all the amenities you need for daily life. The **Tyrrhenian coast** of Tuscany, renowned for its beautiful beaches, is less than twenty minutes away by car, and the **E80 highway** exit in **Cecina** provides quick access to all of Tuscany and even Rome.

MONTESCUDAIO WINERY

















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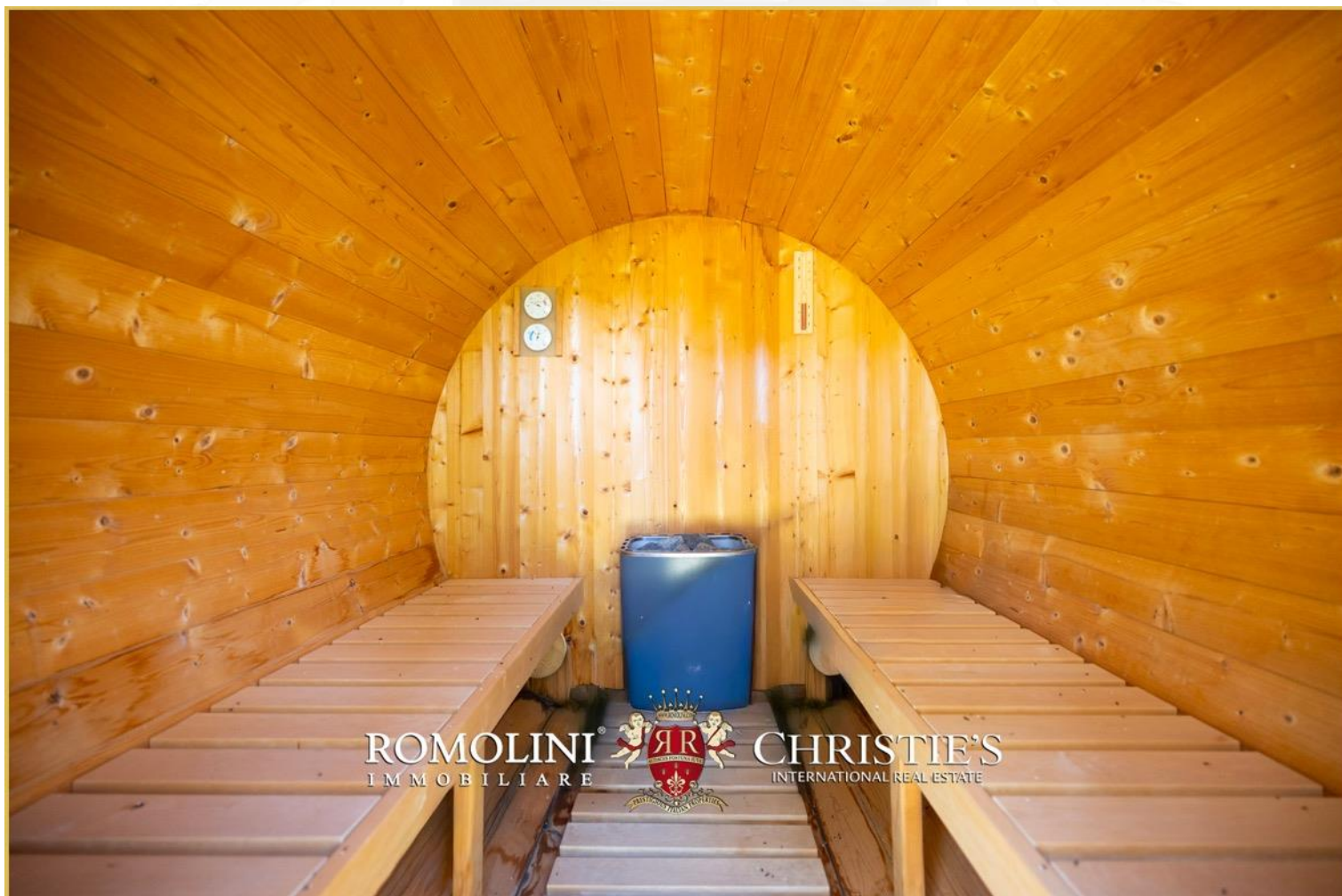














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