

Ref. 3061 – **VAL DI CECINA ESTATE**

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380-HECTARE WINE ESTATE FOR SALE ON THE TUSCAN COAST, VAL DI CECINA

Montescudaio – Pisa – Tuscany



Interiors
6,798 m²

Bedrooms
27

Bathrooms
26

Total land
380.4 ha

Vineyards
56.0 ha

Bottles of wine
650,000 max

Olive grove
3.1 ha

In the heart of the most authentic Tuscan countryside, between the hills that gently open towards the sea and the internal areas of Val di Cecina, is this estate of 380.4 hectares with great development potential for wine production and tourist-receptive activities. The property is arranged in a territorial mosaic that reflects the typical variety of this portion of Tuscany. The buildings include a rural hamlet with cellar and storages, a manorial villa and a rustic farmhouse to be restored.

SUMMARY OF THE PROPERTY

REFERENCE #: 3061 – VAL DI CECINA ESTATE

TYPE: wine estate

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 6,798 square meters (73,145 square feet)

TOTAL ROOMS: 60

BEDROOMS: 27

BATHROOMS: 26

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, vaulted ceilings, panoramic terraces, wine cellar, tourist development potential, IGT vineyard, olive grove

EXTERIOR: 380.4 hectares (940.0 acres)

VINEYARDS: 56.0 hectares (138.4 acres)

WINE PRODUCTION: up to 5,000 hl / year

OLIVE GROVE: 3.1 hectares (7.7 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private lake

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplaces

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'), Piombino (58 km; 1h), Livorno (52 km; 50'), San Gimignano (65 km; 1h 10'), Massa Marittima (70 km; 1h 15'), Pisa (70 km; 1h), Lucca (90 km; 1h 20'), Siena (95 km; 1h 30'), Florence (120 km; 1h 40'), Arezzo (180 km; 2h 15'), Bologna (205 km; 2h 35'), Rome (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 (289km; 3h 5'), Rome Fiumicino (325 km; 3h 35')

VAL DI CECINA ESTATE

In the heart of the most authentic Tuscan countryside, between the hills that gently open towards the sea and the internal areas of **Val di Cecina**, is this **estate of 380.4 hectares** with great development potential for wine production and tourist-receptive activities. The property is arranged in a territorial mosaic that reflects the typical variety of this portion of Tuscany: 296.3 hectares of mixed forest that guarantee privacy, biodiversity, and potential natural reserve and hunting reserve, **56.0 hectares of vineyards** (some historic, others newly planted with Sangiovese, Petit Verdot, Merlot, Syrah, Cabernet Franc, and Cabernet Sauvignon varieties), **3.1 hectares of olive grove**, and as much as 23.2 hectares of arable land very suitable for planting new vines or crops typical of the area. This combination makes the estate not only an important agricultural entity but also a complete and autonomous ecosystem.



The land continuity is one of the most relevant distinguishing elements: the property extends for about 5 kilometers in length, creating a single large entity bordering four different municipalities, in a strategic position between coast and hills, a short distance from the sea but immersed in the tranquility of the more secluded countryside.

Within the complex, there is also an **artificial lake** fed by natural springs, a highly valuable landscape and functional element, which contributes both to irrigation and overall environmental quality of the estate, further strengthening its autonomy and natural charm.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (637 m² – 6,854 ft², 6 bedrooms and 6 bathrooms) is located in a secluded position with a view of the vineyards and olive groves and retains its original appearance, although it requires full renovation. On the ground floor, there is a large living room, the kitchen, one bedroom, and a bathroom with a shower. On the first floor, the right wing hosts two bedrooms with private bathrooms and an independent terrace, while the left side is organized as a suite composed of a bedroom with a living room, private bathroom, and direct access to the tower's terrace. The rear side develops into a duplex apartment with two bedrooms and two bathrooms, also equipped with access to an independent terrace. The overall layout of the villa is extremely flexible, and if desired, the first floor can be further divided into two separate units, increasing the accommodation capacity and versatility of the property.

The **rural hamlet** (5,573 m² – 59,965 ft², 17 bedrooms and 18 bathrooms) includes a set of agricultural and residential buildings with great potential, including two farmhouses, warehouses, a restaurant, a company shop, a caretaker's house, and spaces for a museum and cultural activities, as well as ancient cellars with stone vaults, which are among the most striking elements of the entire property and are perfectly suited for the development of high-end enotourism and wine production activities. The cellar requires recovery and modernization interventions but could ensure an **annual production of up to 650,000 bottles of IGT wine per year**. Pending renovation, an external cellar could be used for winemaking.

Not far from the villa, in a secluded position, there is a **farmhouse to be renovated** (368 m² – 3,959 ft², 4 bedrooms, and 2 bathrooms), very suitable as an expansion for the hospitality activity. The estate is completed by **three rural annexes** (220 m² – 2,367 ft²) also usable for residential purposes subject to authorization.



































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