

IMPRESSIVE 458-HECTARE WINE ESTATE FOR SALE ON THE TUSCAN COAST, MONTESCUDAIO

Montescudaio – Pisa – Tuscany



Interiors
8,697 m²

Bedrooms
37+

Bathrooms
42+

Swimming pool
15 × 6 m

Total land
458.6 ha

Vineyards
95.2 ha

Bottles of wine
1,000,000 max

Olive grove
0.4 ha

In the hills of the Val di Cecina, just a few kilometers from the sea, organic wine estate for sale. The estate, divided into four plots with numerous residential and agricultural buildings (over 8,600 m² in total), covers a total area of 458.5 hectares in a hilly setting overlooking the Val di Cecina and not far from the sea, which has a positive influence on the quality of the products. The production portfolio consists of a line of single-varietal wines and two blends, all bearing the Costa Toscana IGT designation and having received very high scores over the years from leading industry publications.

SUMMARY OF THE PROPERTY

REFERENCE #: 3062 – TENUTA DEI TRAMONTI

TYPE: wine estate

CONDITIONS: mostly restored

LOCATION: hilly, panoramic, close to the sea

ACCESS: excellent, paved road

INTERIORS: 8,697 square meters (93,580 square feet)

TOTAL ROOMS: 103

BEDROOMS: 37+

BATHROOMS: 42+

ANNEXES: many residential and agricultural buildings

MAIN FEATURES: modern villa, stone and brick walls, wooden beams, travertine and parquet flooring, country houses to be restored, agricultural warehouse, swimming pool, IGT vineyards, olive grove, historical cellar, modern wine cellar

EXTERIOR: 458.5 hectares (1,133.0 acres)

VINEYARDS: 95.2 hectares (235.2 acres)

WINE PRODUCTION: 1,000,000+ bottles / year

OLIVE GROVE: 9.9 hectares (24.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 6 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + natural springs

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: under the floor + radiators + air conditioning

CLOSEST CITIES AND TOWNS

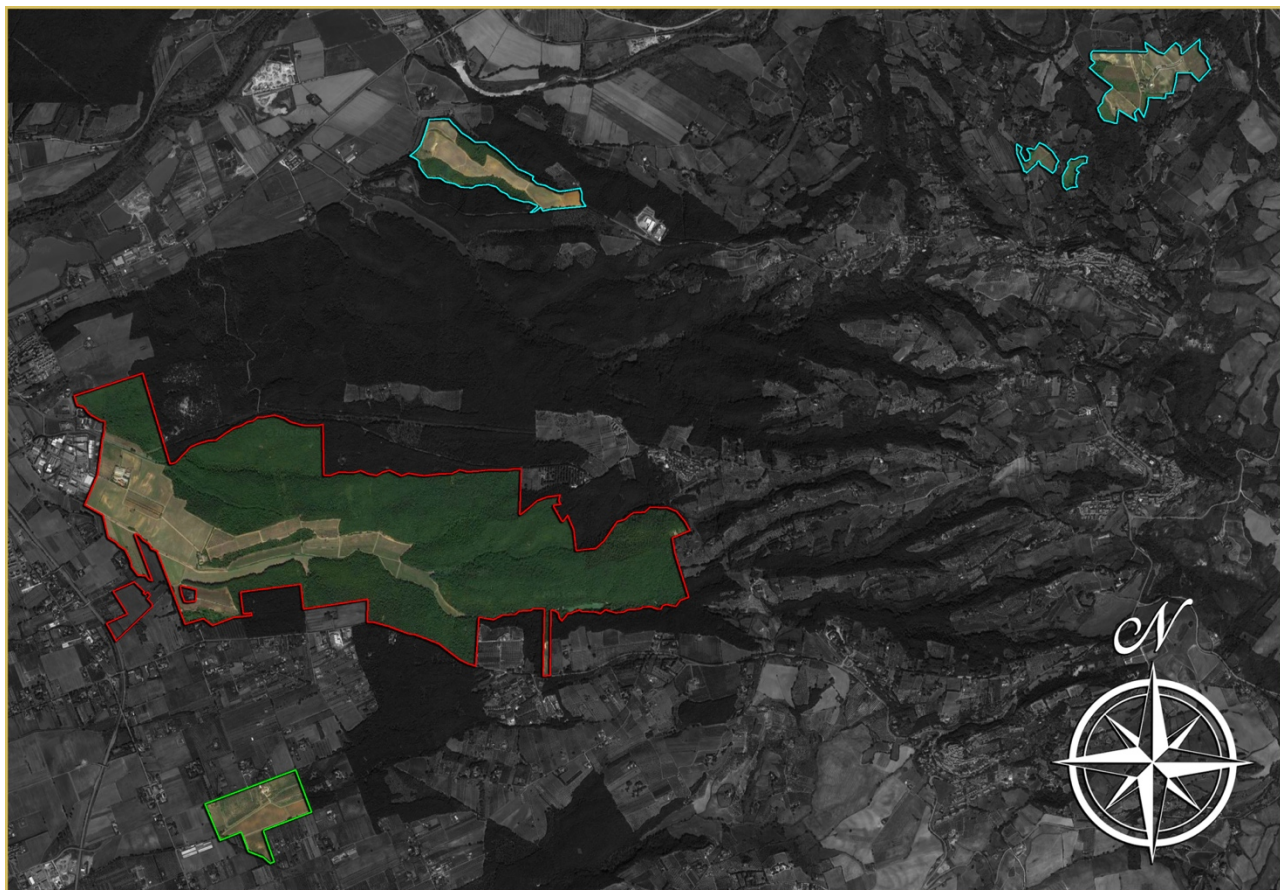
Montescudaio (2 km; 5'), Guardistallo (4 km; 10'), Casale Marittimo (6 km; 10'), Cecina (10 km; 15'), Bibbona (12 km; 20'), Bolgheri (18 km; 25'), Castagneto Carducci (23 km; 30'), Volterra (30 km; 40'), San Vincenzo (38 km; 40'), Suvereto (48 km; 55'), Piombino (58 km; 1h), Livorno (52 km; 50'), San 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')

TENUTA DEI TRAMONTI

In the hills of the **Val di Cecina**, just a few kilometers from the sea, **organic wine estate** for sale. The estate, divided into **four plots** with numerous residential and agricultural buildings (over 8,600 m² in total), covers a total area of **458.5 hectares** in a hilly setting overlooking the Val di Cecina and not far from the **sea**, which has a positive influence on the quality of the products.



The farm's mainstay is wine production, carried out thanks to an impressive **95.2-ha vineyard** planted with Sangiovese, Merlot, Syrah, Cabernet Franc, Cabernet Sauvignon, Petit Verdot, Viognier, and Roussanne. The production portfolio consists of a line of single-varietal wines and two blends, all bearing the **Costa Toscana IGT** designation and having received very high scores over the years from leading industry publications.

The rest of the property consists of **olive groves** (9.9 ha), large tracts of arable land (44.4 ha) well-suited for planting additional vineyards or new crops, and extensive woodlands (305.9 ha) that provide ideal settings for walks and hikes in the countryside.

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.

TENUTA TAMERICE

The **villa** (416 m² – 4,476 ft², 6 bedrooms and 7 bathrooms), the main residence of the estate, was completely renovated in 2024, with work that favored natural materials consistent with the Tuscan

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context, such as travertine, wood, and iron, in a sober, contemporary architectural language, seamlessly integrated into the landscape. The house is designed for flexible use, both private and guest-related, with construction quality reflecting a modern vision of rural luxury.

On the ground floor, there is a large open-plan space that combines the living room and kitchen in a seamless and functional continuity, also designed for professional hospitality management. The kitchen is fully equipped with two ovens, two refrigerators, three freezers, two dishwashers, a cook-top, and double sinks. Also on the ground floor, there is a spacious laundry room equipped with two washing machines, two dryers, a sink, and linen cabinets, as well as a guest bathroom.

The first floor is dedicated to the sleeping area and hosts six double bedrooms, all with private bathrooms. The environments are designed to ensure independence, comfort, and privacy, making the villa perfectly suitable for high-level hospitality management.

The entire residence is equipped with a complete and updated technological system, including underfloor heating powered by heat pump, air conditioning with ducted ceiling air system and recirculation, and an integrated home automation system that allows centralized control of lights, temperatures, and environments. Energy sustainability is ensured by a **19.9-kW photovoltaic system**, powering both the main house and the agricultural structures, including the tractor workshop. All openings are fitted with mosquito screens, and the entire property is fully illuminated during nighttime.

Next to the villa, there is a **pool house** (92 m² – 990 ft², 2 bathrooms) equipped with two changing rooms with service bathrooms, summer kitchen, and a large relaxation room with outdoor portico.

The outdoor spaces are a fundamental part of the estate experience. The **15 × 6 m swimming pool**, made of natural stone, reaches a maximum depth of 180 centimeters and is equipped with an automated remote-controlled cover, internal night lighting, and a heat pump for water heating. The technical system is completed with a dedicated room with filters and recirculation tank, ensuring impeccable management of the system.

The pool area is designed as a relaxation space, fully equipped with twelve sun loungers, umbrellas, parasol sails, sofas, and outdoor armchairs. Adjacent to the pool, there is an independent dependence that hosts a yoga room and wellness area, utility bathrooms and showers, and an additional laundry with washer, dryer, and pool linen cabinets, thus creating a small autonomous system dedicated to hospitality and well-being.

The building at the back of the villa is currently used as a **vehicle/tool shed** (200 m² – 2,152 ft²), but could be reinterpreted as a barrel cellar and wine cellar for high-level wine production.

A **ruined farmhouse** (465 m² – 5,003 ft²), located not far from the villa with easy access from the municipal road, lends itself to a complete renovation, also ideal as an income-producing property.

TENUTA ACQUAVIVA

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.

TENUTA VALSERENA

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.

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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