

COUNTRY HOUSE WITH VINEYARDS AND OLIVE GROVE FOR SALE IN MAGLIANO, MAREMMA

Magliano in Toscana – Grosseto – Tuscany



Interiors
612 m²

Bedrooms
4

Bathrooms
6

Total land
20,1 ha

Vineyards
3,2 ha

Bottles of wine
33,000 max

Olive grove
250 trees

Oil
500 kg

In the heart of the Tuscan Maremma, between vineyards, olive groves, and gentle hills extending to the sea, this elegant estate enjoys a secluded position in one of the most representative landscapes of southern Tuscany. A place where the agricultural vocation of the land combines with quality of life, among historic villages, fine wines, and proximity to Argentario. The property includes a refined stone farmhouse, an agricultural annex, a building for business activities, and cultivated lands that testify to the strong rural identity of the estate.

SUMMARY OF THE PROPERTY

REFERENCE #: 3089 – CASALE MAGLIANO

TYPE: small estate

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 612 square meters (6,585 square feet)

TOTAL ROOMS: 20

BEDROOMS: 4

BATHROOMS: 6

ANNEXES: warehouse

MAIN FEATURES: stone and brick walls, terracotta flooring, brick arches, exposed wooden beams, fireplace, porch, Maremma DOC vineyards, olive trees

EXTERIOR: 20.1 hectares (49.7 acres)

VINEYARDS: 3.2 hectares (7.9 acres)

WINE PRODUCTION: up to 250 hl / year

OLIVE GROVE: 250 trees

OIL PRODUCTION: up to 500 kg / year

GARDEN: yes

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Montiano (10km; 10'), Magliano in Toscana (15km; 15'), Scansano (15km; 15'), Grosseto (20km; 20'), Talamone (25km; 30'), Orbetello (35km; 40'), Manciano (40km; 45'), Saturnia (45km; 55'), Pignatario (60'km; 1h 10'), Montalcino (75km; 1h), Bolsena (85km; 1h 40'), Siena (90km; 1h 20'), Firenze (160km; 2h 10'), Roma (170km; 2h 15')

CLOSEST AIRPORTS

Grosseto C. Baccarini (20 km; 20'), Roma Fiumicino (160km; 1h 50'), Roma Ciampino (185km; 2h 15'), Firenze A. Vespucci (175km; 2h 5'), Pisa G. Galilei (175km; 1h 45'), Perugia San Francesco (200km; 2h 20'), Bologna G. Marconi (255km; 3h 10')

CASALE MAGLIANO

In the heart of the **Tuscan Maremma**, between vineyards, olive groves, and gentle hills extending to the sea, this elegant estate enjoys a **secluded position** in one of the most representative landscapes of southern **Tuscany**. A place where the agricultural vocation of the land combines with quality of life, among historic villages, fine wines, and proximity to **Argentario**.

The property includes a **refined stone farmhouse**, an agricultural annex, a **building for business activities**, and cultivated lands that testify to the strong rural identity of the estate.

The **farmhouse** (409 m² – 4,401 ft²) is spread over three levels, with a layout designed to combine comfort and functionality. The ground floor houses the main living areas, including a bright living room with fireplace, a dining room, and a kitchen, both with direct access to the large outdoor porch. The level also includes a practical laundry with bathroom and shower and a cellar. The sleeping area occupies the first floor and includes a spacious master bedroom with a large wardrobe and en-suite bathroom, as well as two additional bedrooms, one of which is served by a private bathroom, and another bathroom. The second floor hosts a fourth bedroom, a wardrobe, a bathroom, and some auxiliary rooms, including a storage room and a deposit. The arrangement of spaces makes the property ideal both as a private residence and for a charm hospitality activity.

Next to the farmhouse is a recently built **warehouse** (183 m² – 2,077 ft²): the building is already equipped with electrical and plumbing systems and is prepared for the construction of a winemaking cellar, with an office and service rooms, representing an important added value for those wishing to develop or expand a wine project.

EXTERIOR

The land, which extends for about **20.1 hectares (49.7 acres)**, of which ten are fenced, fully expresses the agricultural vocation of the property.

The vineyard of about 3.2 hectares in a single block, in excellent condition and equipped with an automated drip irrigation system, represents the productive core of the estate. The rows include **2.8 hectares of Sangiovese DOC Maremma Toscana** and **0.4 hectares of Ciliegolo IGT**, varieties deeply connected to the viticultural tradition of the territory.

Agricultural production is complemented by an **IGP olive grove** of about one hectare with **250 plants** (annual production about 500 kg of oil), about **10.2 hectares of arable land**, offering interesting prospects for expanding vineyard surface, and about **5.0 hectares of woodland**.

Water supply is guaranteed by a **private well** used for irrigation of the vineyard and green areas.

















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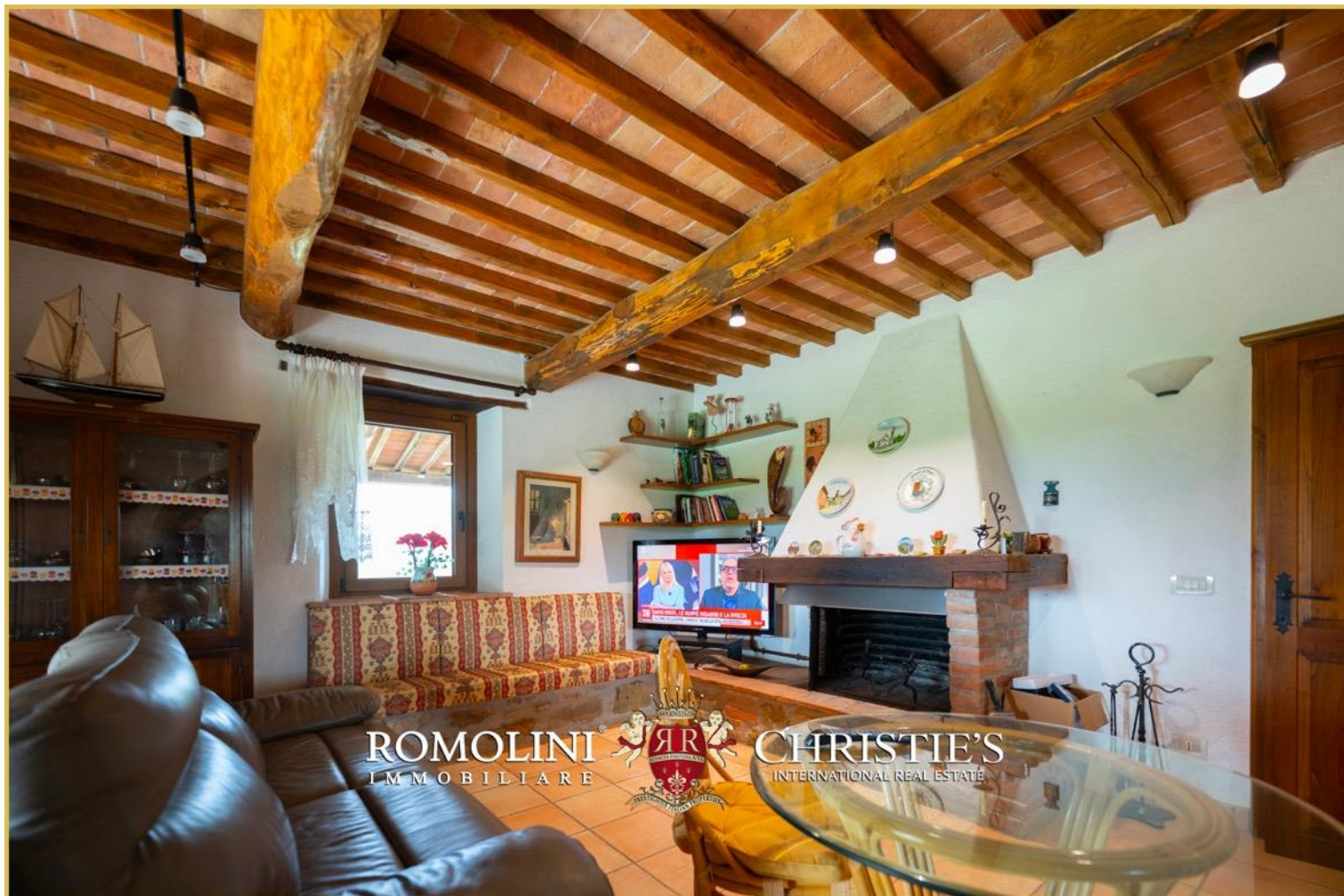
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