

Ref. 3093 – **CASALE MONTEMERANO**

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LUXURY FARMHOUSE WITH GARDEN, OLIVE GROVE AND VINEYARDS FOR SALE IN MAREMMA

Saturnia – Grosseto – Tuscany



Interiors
208 m²

Bedrooms
3

Bathrooms
3

Swimming pool
13 × 6 m

Total land
15.1 ha

Vineyards
3.4 ha

Olive grove
350 trees

Nestled among the gentle hills of Maremma in southern Tuscany, a few minutes from the famous thermal spa town of Saturnia, 15.1-hectare estate with vineyard and olive grove for sale. Located in a commanding position, the property enjoys a rare sense of privacy and spectacular views of the surrounding Maremma countryside, extending to the Argentario promontory and the Tyrrhenian Sea.

SUMMARY OF THE PROPERTY

REFERENCE #: 3093 – CASALE MONTEMERANO

TYPE: country house with land

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 208 square meters (2,238 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, travertine flooring, wooden beams, design staircase, windows with triple glazing, reinforced door, garden, swimming pool, vineyards, olive trees

EXTERIOR: 15.1 hectares (37.3 acres)

VINEYARDS: 3.4 hectares (8.4 acres)

OLIVE GROVE: 350 trees

GARDEN: yes, well maintained

SWIMMING POOL: 13 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: no, all electric

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Montemerano (1 km; 5'), Manciano (7 km; 10'), Saturnia (7 km; 10'), Scansano (20 km; 25'), Pitigliano (30 km; 35'), Sorano (35 km; 40'), Magliano in Toscana (35 km; 40'), Capalbio (45 km; 50'), Orbetello (55 km; 1h), Grosseto (51 km; 55'), Talamone (60 km; 1h 10'), Porto Ercole (65 km; 1h 15'), Porto Santo Stefano (70 km; 1h 20'), Tarquinia (75 km; 1h 20'), Viterbo (105 km; 1h 30'), Montalcino (90 km; 1h 25'), Pienza (105 km; 1h 40'), Montepulciano (115 km; 1h 45'), Siena (115 km; 1h 45'), Perugia (124 km; 2h 20'), Rome (148 km; 2h), Florence (173 km; 2h 50'), Arezzo (165 km; 2h 20'), San Gimignano (180 km; 2h 40'), Pisa (225 km; 3h), Lucca (235 km; 3h 10')

CLOSEST AIRPORTS

Roma Fiumicino (141 km; 1h 40'), Roma Ciampino (155 km; 1h 55'), Perugia San Francesco (125 km; 2h 20'), Firenze A. Vespucci (175 km; 2h 55'), Pisa G. Galilei (225 km; 3h), Bologna G. Marconi (280 km; 3h 25')

CASALE MONTEMERANO

Nestled among the gentle hills of **Maremma** in **southern Tuscany**, a few minutes from the famous thermal spa town of **Saturnia**, **15.1-hectare estate** with **vineyard** and **olive grove** for sale. Located in a commanding position, the property enjoys a rare sense of privacy and spectacular views of the surrounding Maremma countryside, extending to the **Argentario** promontory and the **Tyrrhenian Sea**.

The property is just a few minutes from the medieval village of **Montemerano**, where services for daily needs can be found. For more specific needs (such as schools, supermarkets, banks...), one just need to reach **Manciano** about ten minutes by car.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (180 m² – 1,937 ft², 2 bedrooms, and 2 bathrooms), dating back to the late-19th century and carefully restored, is spread over two levels: the ground floor is entirely occupied by the living area composed of a lounge, open-plan kitchen, and dining room. Upstairs are two elegant bedrooms, both with en-suite bathrooms. One of the bedrooms opens onto a spacious terrace with extraordinary views of the surrounding countryside to the sea, a distinctive and scenic element of the estate.

Every environment reflects the attention given to preserving the historic identity of the farmhouse. The travertine floors, traditional architectural elements, and carefully selected contemporary finishes create a sophisticated atmosphere, while maintaining the authenticity typical of Tuscan homes.

The **guesthouse** (28 m² – 301 ft², 1 bedroom, and 1 bathroom) hosts a third bedroom with a private bathroom, offering guests and family the possibility to stay in complete privacy.

Of particular interest is the possibility of creating a cellar of about 400 m² to develop a true wine project and produce wine directly from the estate's vineyards. This possibility adds a completely new dimension to the estate, allowing the future owner to transform an already exceptional private residence into a Tuscan estate dedicated to wine and olive oil production.

EXTERIOR

Surrounding the buildings is a lush **private park of 5,550 m²**, characterized by native plants and fruit trees, contributing to creating an atmosphere of absolute tranquility and privacy. In the center of the garden is a spectacular **13 × 6 m infinity pool**, perfectly positioned to enhance the estate's dominant location and wide panoramic views.

The farmland (about 14.6 ha) hosts around **350 olive trees** in production, of which about 100 are centuries old, along with about **3.4 hectares of vineyard**. The combined presence of olive groves and vineyards gives the estate a particular agricultural identity, deeply linked to the traditions of Maremma, while also offering interesting development possibilities.

FLOOR PLANS OF THE BUILDINGS















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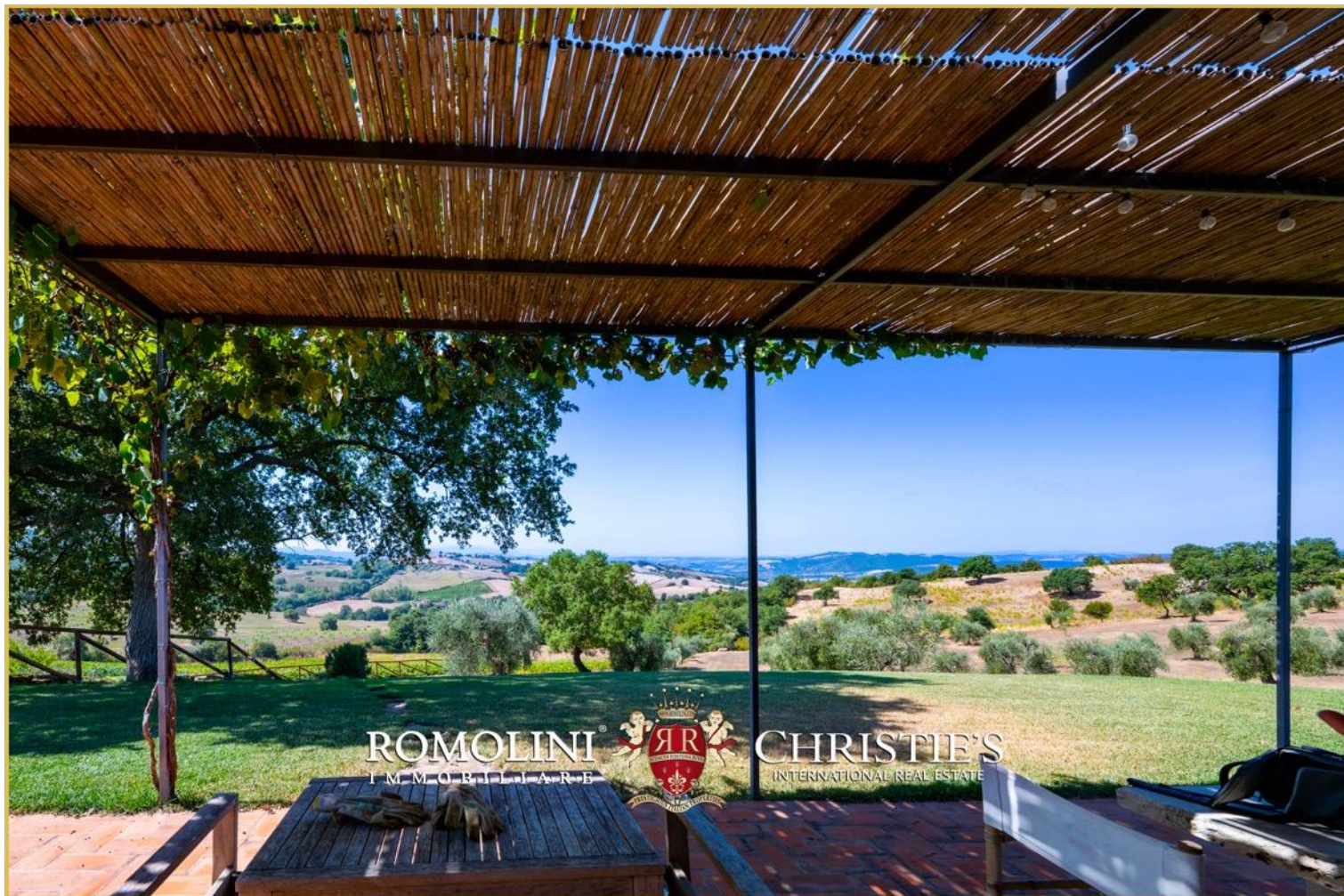










































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