

120-HECTARE WINE ESTATE FOR SALE IN MAGLIANO IN TOSCANA, MAREMMA

Magliano in Toscana – Grosseto – Tuscany



Interiors
690 m²

Bedrooms
2+

Bathrooms
2+

Total land
120.3 ha

Vineyards
11.5 ha

Bottles of wine
105,000 max

Olive grove
7.8 ha

In Magliano in Toscana, in the heart of the Maremma, an important winery estate of approximately 120 hectares, characterized by a solid production structure, interesting development potential and a particularly prestigious location in the Morellino di Scansano area. The estate complex includes a main residence, the winery and a charming cellar located in the nearby historic center of Scansano.

SUMMARY OF THE PROPERTY

REFERENCE #: 3113 – TENUTA SAN GIOVANNI

TYPE: estate

CONDITIONS: good condition

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 690 square meters (7,424 square feet)

TOTAL ROOMS: 11+

BEDROOMS: 2+

BATHROOMS: 2+

ANNEXES: wine cellar, barrique room

MAIN FEATURES: modern house, stone and terracotta flooring, porch, historical cellar, vaulted ceilings, wine cellar, vineyards, olive trees

EXTERIOR: 120.3 hectares (297.3 acres)

VINEYARDS: 11.5 hectares (28.4 acres)

OLIVE GROVE: 7.8 hectares (19.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: pellet stove

CLOSEST CITIES AND TOWNS

Magliano in Toscana (10km; 15'), Scansano (10km; 20'), Talamone (30km; 40'), Orbetello (35km; 35'), Grosseto (40km; 45'), Pitigliano (50km; 1h 10'), Montalcino (70km; 1h 30'), Bolsena (80km; 1h 35'), Siena (115km; 1h 40'), Rome (170km; 2h 15'), Florence (180km; 2h 30')

CLOSEST AIRPORTS

Roma Fiumicino (160km; 2h), Roma Ciampino (180km; 2h 10'), Firenze A. Vespucci (190km; 2h 30'), Pisa G. Galilei (190km; 2h 5'), Perugia San Francesco (220km; 2h 45'), Bologna G. Marconi (275km; 3h 30')

RIFERIMENTO

In **Magliano in Toscana**, in the heart of the **Maremma**, an important **winery estate of approximately 120 hectares**, characterized by a solid production structure, interesting development potential and a particularly prestigious location in the **Morellino di Scansano** area.

The estate complex includes a **main residence, the winery and a charming cellar** located in the nearby historic center of Scansano.

The **main residence** is spread over two levels, each with an **independent entrance**. The two floors are connected externally by a characteristic staircase.

The ground floor features a **kitchen** and a room currently used as an **office and tasting room**. The upper floor houses an independent apartment consisting of a dining room with open-plan kitchen, **two bedrooms and one bathroom**. The layout of the rooms makes the residence particularly functional both as a **private home** and as a space intended for the **reception of guests and company clients**.

Just a few steps from the main residence is the **winery, arranged over two levels**, organized to accommodate the various stages of wine production, storage and management of the wine-making activity. The ground floor comprises the **vinification room, ageing room, storage area for bottles and packaging materials, changing room, agricultural equipment storage area, fertilizer storage area and a canopy**. The mezzanine level consists of **two large storage rooms**.

THE HISTORIC CELLAR

One of the most distinctive features of the estate is the **charming cellar**, located approximately 7 km from the vineyards, in premises situated beneath the **historic church of Scansano**, a medieval monument dating back to the 14th century.

The premises have been **completely restored while respecting their original features** and offer particularly favorable conditions for wine ageing. The particular structure of the building and the thickness of the walls help maintain an **ideal microclimate for the storage and ageing of the product**, further supported by a suitably regulated climate-control system.

The barrel cellar can accommodate up to approximately **90 tonneaux**, for a total capacity of approximately **45,000 liters**. There are currently **60 barriques**, for a total of approximately **30,000 liters of wine**.

PRODUCTION

The estate has developed a **quality-oriented production philosophy**, with a current yield of approximately **40 quintals per hectare**, achieved through careful vine selection and thinning.

This approach makes it possible to prioritize grape quality and produce wines with a **strong territorial identity**, while maintaining a significant **potential production capacity of approximately 80,000 liters of wine per year**.

The current production comprises six labels, arranged in an increasing price range:

DEVELOPMENT POTENTIAL

The estate offers **interesting opportunities for expansion**, both from a residential and production perspective. On the estate grounds, subject to compliance with planning regulations and applicable

legislation, there is the possibility of constructing **three additional residences**: one of approximately **150 m²**, similar in size to the existing residence, and two others of approximately **130 m² each**, intended for company staff. It is also possible to **increase the vineyard area by approximately 10 hectares** and **expand the existing winery**, creating the conditions for a further increase in production capacity and for optimizing the management of the activity.

MAP OF THE ESTATE





















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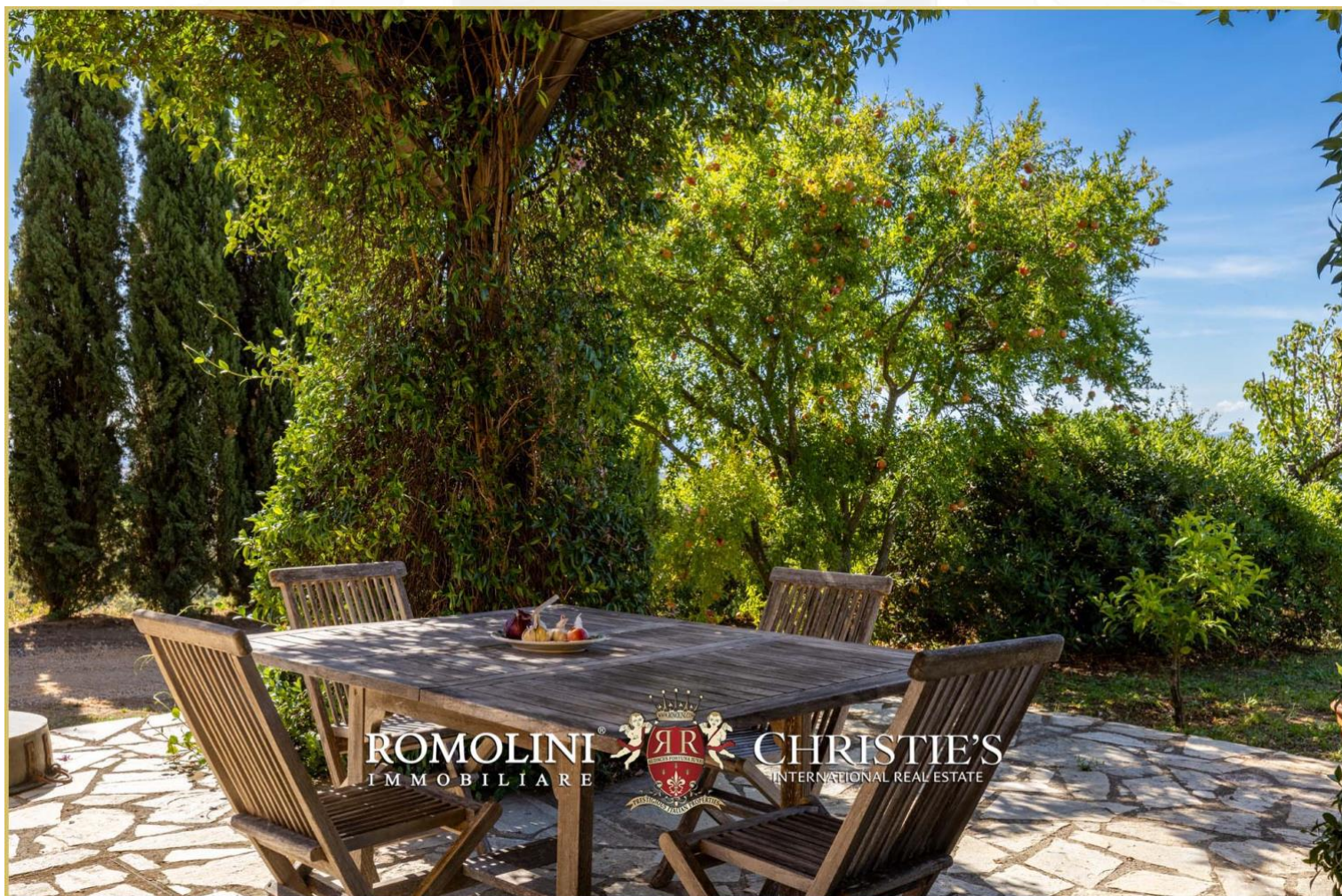




























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