ESTATE OF 8.3 HECTARES WITH AGRITURISMO AND VINEYARDS FOR SALE IN MAREMMA

Scansano – Grosseto – Tuscany



Interiors	Bedrooms	Bathrooms
1,200 m²	12	12

Total land	Swimming pool
8.3 ha	12 × 8 m

Immersed in the evocative countryside of the Tuscan Maremma, just a few kilometres from Scansano, a renowned medieval town famous for the production of Morellino di Scansano DOCG, this splendid agricultural estate offers an exceptional degree of privacy, surrounded by vineyards, olive groves and rolling hills, with sweeping panoramic views over the surrounding countryside. The property extends over approximately 8.3 hectares of land and comprises three farmhouses with a total surface area of approximately 920 m², in addition to approximately 285 m² of buildings and premises dedicated to agricultural activities.

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
Tel: +39 0575 788 948 – **Mail:** info@romolini.com

SUMMARY OF THE PROPERTY

REFERENCE #: 3123 – TENUTA SCANSANO
TYPE: estate
CONDITIONS: excellent conditions
LOCATION: semi-hilly, panoramic
ACCESS: excellent

INTERIORS: 1,200 square meters (12,912 square feet)
TOTAL ROOMS: 15
BEDROOMS: 12
BATHROOMS: 12
ANNEXES: olive mill, storeroom, oil storage, shed

MAIN FEATURES: stone and brick walls, parquet and terracotta floors, exposed wooden beams, brick arches, garden, swimming pool

EXTERIOR: 8.3 hectares (20.5 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 12 × 8 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: LPG
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Scansano (10km; 5'), Manciano (25km; 35'), Saturnia (25km; 35'), Magliano in Toscana (30km; 15'), Montiano (35km; 25'), Orbetello (35km; 40'), Pitigliano (40'km; 50'), Talamone (40km; 45'), Grosseto (45km; 35'), Bolsena (65km; 1h 20'), Montalcino (65km; 1h 25'), Siena (100km; 1h 40'), Roma (160km; 2h 15'), Firenze (175km; 2h 30'),

CLOSEST AIRPORTS

Grosseto C. Baccarini (40 km; 50'), Roma Fiumicino (150km; 1h 50'), Perugia San Francesco (160km; 2h 40'), Roma Ciampino (170km; 2h 05'), Firenze A. Vespucci (175km; 2h 30'), Pisa G. Galilei (185km; 2h 10'), Bologna G. Marconi (265km; 3h 20')

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TENUTA SCANSANO

Immersed in the evocative countryside of the **Tuscan Maremma**, just a few kilometres from **Scansano**, a renowned medieval town famous for the production **of Morellino di Scansano DOCG**, this splendid **agricultural estate** offers an exceptional degree of privacy, surrounded by vineyards, olive groves and rolling hills, with sweeping panoramic views over the surrounding countryside.

The property extends over approximately **8.3 hectares of land** and comprises **three farmhouses** with a total surface area of approximately 920 m², in addition to approximately 285 m² of buildings and premises dedicated to agricultural activities. **The buildings, renovated in 1998**, retain the charm of traditional Tuscan rural architecture, with spacious interiors, traditional materials and high-quality finishes.

The **main farmhouse** (650 m²), has been restored with particular attention to preserving its original architectural features. The ground floor accommodates the living area, comprising a spacious living room, dining room, study, TV room, guest bathroom and eat-in kitchen with pantry. The upper floor houses **seven bedrooms**, some of which feature walk-in wardrobes and small terraces, an additional study and **seven bathrooms**. The interiors stand out for their high-quality finishes, including **terracotta floors, exposed wooden beams and handcrafted doors.** Heating is provided by an LPG system with radiators and radiant heating panels, while the sleeping area is equipped with air conditioning.

ANCILLARY BUILDINGS AND LAND

The residential area is completed by two additional independent units. **The caretaker's house** (110 m²) is arranged over two floors, with a living room, kitchen-dining area and bathroom on the ground floor, and two bedrooms on the upper floor. **The third residence** (157 m²), was built in 2002 and is currently used as a private residence. The interiors include a living room with an open-plan kitchen and access to the covered porch, two bedrooms with en-suite bathrooms, a walk-in wardrobe and an additional room.

The estate also features approximately 285 m² of **buildings serving the agricultural business**, including an olive oil mill, warehouse, oil storage room, changing room with bathroom and equipment storage facility. The outdoor areas include a **spacious park with swimming pool**, car parking shelters and service roads.

The land extends over **approximately 8.3 hectares** and includes **approximately 9,300 m² of vineyard, 6.8 hectares of olive grove** and a further 2 hectares dedicated to the garden and outdoor areas.

Particularly noteworthy is the presence of **approximately 1,000 centuries-old olive trees** which, together with the vineyard, give the property a strong agricultural and productive vocation.
The **management** of the vineyard and olive grove can **also be entrusted to a neighbouring agricultural company**.

Thanks to its three independent residential units, spacious outdoor areas and facilities dedicated to agricultural production, this property represents an attractive opportunity for those seeking a prestigious country residence in Tuscany, without giving up the possibility of developing an agricultural project or hospitality business, subject to the applicable urban planning and administrative authorizations.

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Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com