RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN SCANSANO, TUSCAN MAREMMA

Scansano – Grosseto – Tuscany



Interiors	Bedrooms	Bathrooms
430 m²	5	5

Total land	Swimming pool
59.1 ha	15 × 7.5 m

Immersed in the splendid landscape of Alta Maremma, among the gentle hills sloping towards the sea and the renowned vineyards of Morellino di Scansano, this magnificent 17th-century stone farmhouse represents a property of great charm, where Tuscan rural architecture meets the comfort of a contemporary residence. The ancient farmhouse, skillfully restored in the 1990s and again in 2024 with fine materials and modern systems, retains intact the character of its origins, offering elegant and welcoming spaces for a total area of about 430 m², plus a porch of 80 m².

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

ROMOLINI IMMOBILIARE | CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3150 – CASALE ALTA MAREMMA
TYPE: estate with farmhouse
CONDITIONS: restored
LOCATION: hilly, panoramic
ACCESS: unpaved road (4 km)

INTERIORS: 430 square meters (4,627 square feet)
TOTAL ROOMS: 11
BEDROOMS: 5
BATHROOMS: 5
ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta flooring, exposed wooden beams, fireplaces, porch, parkland, swimming pool

EXTERIOR: 59.1 hectares (146.0 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 15 × 7.5 m

ELECTRICITY: already connected
WATER SUPPLY: private well
TELEPHONE: to be connected
ADSL: yes
GAS: no
ENERGY CERTIFICATE: C ($EP_{gl,\ nren}$ = 71.37 kWh/m^2year)
HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Scansano (15 km; 20'), Saturnia (18 km; 35'), Roccalbegna (20 km; 30'), Semproniano (25 km; 35'), Montemerano (25 km; 35'), Manciano (30 km; 40'), Magliano in Toscana (35 km; 45'), Grosseto (35 km; 45'), Arcidosso (40 km; 50'), Roccastrada (45 km; 55'), Pitigliano (50 km; 1h), Castel del Piano (50 km; 1h), Santa Fiora (55 km; 1h 5'), Orbetello (60 km; 1h 5'), Sorano (60 km; 1h 10'), Castiglione della Pescaia (65 km; 1h 15'), Capalbio (70 km; 1h 15'), Porto Santo Stefano (75 km; 1h 20'), Montalcino (85 km; 1h 30'), Follonica (90 km; 1h 30'), Siena (115 km; 1h 50'), Viterbo (125 km; 1h 50'), Arezzo (165 km; 2h 20'), Florence (180 km; 2h 30'), Rome (185 km; 2h 30'), Pisa (190 km; 2h 35')

CLOSEST AIRPORTS

Grosseto C. Baccarini (35 km; 45'), Roma Fiumicino (160 km; 2h 20'), Roma Ciampino (180 km; 2h 30'), Firenze A. Vespucci (185 km; 2h 35'), Pisa G. Galilei (190 km; 2h 35'), Perugia San Francesco (200 km; 2h 45'), Bologna G. Marconi (250 km; 3h)

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

CASALE ALTA MAREMMA

Immersed in the splendid landscape of **Alta Maremma**, among the gentle hills sloping towards the sea and the renowned vineyards of **Morellino di Scansano**, this magnificent **17th-century stone farmhouse** represents a property of great charm, where Tuscan rural architecture meets the comfort of a contemporary residence. The ancient farmhouse, skillfully restored in the 1990s and again in 2024 with fine materials and modern systems, retains intact the character of its origins, offering elegant and welcoming spaces for a total area of about 430 m², plus a porch of 80 m².

The farmhouse is reached by traveling about **4 km on a dirt road** from the provincial road and enjoys a particularly private location, immersed in nature and far from any source of disturbance. The villages of Murci, Roccalbegna and Scansano are nearby and allow you to discover the authentic character of this corner of Tuscany, among rural traditions, food and wine and uncontaminated landscapes.

Thanks to its historic character, the large indoor and outdoor spaces and the privileged location, this property is an ideal solution as a charming private residence or exclusive representative home, perfect for those who wish to live in the peace of the Tuscan countryside without giving up comfort and proximity to the most characteristic villages of Alta Maremma.

DESCRIPTION OF THE BUILDING

The interiors, bright and detailed, retain the characteristic elements of Tuscan rural homes, such as ceilings with exposed wooden beams, terracotta floors, wooden fixtures and imposing stone fireplaces. These traditional details harmonize with modern features, including underfloor heating.

The ground floor has an entrance with double access through large French windows, introducing the main rooms of the house. The eat-in kitchen, equipped with a central island and double-sided fireplace, communicates with a pleasant dining room embellished by an additional fireplace. The spaces dedicated to conviviality continue with a lounge with TV area and a large living room with billiard table and stone fireplace. The sleeping area on this level includes three bedrooms, all with private bathrooms, one of which has a walk-in closet. Completing the floor are a guest bathroom with antechamber and window, a laundry room and a convenient storage room.

On the upper floor there are two more bedrooms, one of which features a pleasant corner exposure and double window, as well as an elegant bathroom finished in travertine and equipped with a bathtub. The property also has a technical room and a cellar in the basement.

EXTERIOR

The residence is surrounded by a magnificent private park of about 2 hectares, characterized by large lawns, cypresses, centuries-old oaks, olive trees and fruit trees, ensuring an atmosphere of absolute tranquility and pleasant privacy. The farmhouse is also located within a larger agricultural estate of about **54 hectares**, crossed by the suggestive **Ombrone river** and the Fiora aqueduct, elements that contribute to making the setting particularly suggestive and full of natural charm.

Outside, the park hosts a splendid **15 × 7.5 m infinity pool**, surrounded by an equipped sunbathing area area and a gazebo, in a panoramic position with pleasant views of the surrounding hills. The porch of about 90 m² instead represents an ideal space for lunches and moments of relaxation outdoors, fully enjoying the tranquility of the Maremman landscape.

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


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


ROMOLINI®
IMMOBILIARE


BILLIARD
ROMOLINI®
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE


ROMOLINI
IMMOBILIARE

ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com