





## Manor estate near the sea



### General characteristics

 800 m<sup>2</sup>  8

This property is located on a hill in the Maremma countryside, in the province of Grosseto, just a few kilometers from the sea. The property consists of a manor with an area of  about 800 square meters with a rustic 700s, which is subject to restoration, a riding center, a cellar of about 800 square meters. m., a former barn area of  about 160 square meters. m. used for machines and tools. #CUT# The land area of  the estate is 190 hectares with various crops, including 5 hectares of vineyards, 3.5 hectares of olive grove with about 600 olive trees, 167 hectares of forest, 4.5 hectares of arable land, 6.5 hectares of pastures and a park. The villa is the central property and is located on 2 floors and consists of 8 exquisitely finished, spacious rooms, each of which has its own independent entrance outside the building. Currently, the building is used for accommodation, there are several common rooms, a professional kitchen equipped for catering for guests, technical rooms, a large terrace with panoramic views of the Maremma countryside and the sea. In the garden of the villa there is a swimming pool with a dressing room, a bathtub and a shower, and hiking trails along the manor's exclusive forests lead to the property's restaurant. The winery, the real flagship of the property, is located near the riding center and is divided into several tasting rooms and selling wines that are produced here. Currently, the company is structured to produce about 30,000 high-quality bottles of quality, mainly Rosso. Wineries can manage the production potential of the winery up to 100,000 bottles. The area where the property is located, is filled with a thousand-year history thanks to important archaeological sites and museums. Among the many worth mentioning are: the ruins of Castello della Pia de Tolomei; Etruscan place (necropolis and city) on Lago del Acce; The site Vetulonia with the remains of an important settlement and a good pedestrian path to visit the graves of mounds; Rosel - the ancient port city of Etruscan, and then of Roman origin; Populonia and the necropolis of the Gulf of Baratti; Sovana. Main villa The 870m<sup>2</sup> structure consists of 8 bedrooms with bathrooms, a living room with a dining room, a covered terrace, a billiard room and all services, including a professional kitchen for catering for guests. Pool area of  about 110 square meters. 140 cm deep with a lawn area for the convenience of guests, as well as a service room with a changing room, bathroom and shower The property has an additional residential building potential of about 500/600 square meters.  The business area is productive The wine zone consists of: - a fully equipped winery of 800 square meters - Elegant sales point of about 60 sq. M. - Fully equipped restaurant 70 sq. M. With a large terrace overlooking the vineyards. - Apartment of 70 square meters used as a guard cellar - A tool to shed funds needed for agricultural activities with a workshop, locker rooms and services, with a total area of  160m<sup>2</sup> In the same area of  the Cellar and the Vineyard there is also a condominium of 150 sq.m. with a central corridor, 6 drawers 3.5 x 3.5 m, saddlery, a storeroom and a laundry room for horses, as well as a barn. A sandbox measuring 20 x 40 meters and a large paddock are located opposite the stable. Two photovoltaic plants were built to support structures with a total of 26 kW. Of earth The total property extension is about 190 hectares, divided as follows: - Forest 167ha - Grape network of 5 hectares - Oliveto 3.5 ha - Pasture 6.5 ha - Sown area of  4.5 hectares Currently, the company is structured to produce about 30,000 high-quality bottles of quality, mainly Rosso. Wineries can manage the production

potential of the winery up to 100,000 bottles.

GENERAL INFORMATION	OPTIONS	ECONOMIC INDICATORS	INFRASTRUCTURE
Country Italy	Area 800 m <sup>2</sup>	View on the water -	City center 1.5 km
Region Tuscany	External area 190000 m <sup>2</sup>	Pool -	To railway station 15 km
City Maremma	Bathrooms 8	Front line -	Promenade 20 km
Type Farmhouse		Terrace/balcony -	Aeroport 100 km (FLR)
Conditions Agricultural use		Garage/Parking -	Market 2.5 km
Heating Autonomy		Dock -	Fitness club 3.5 km
Energy class A+ (< 14 kWh/m2)		Private beach -	Ski resort 100 km
		Panoramic glazing -	Sea 20 km
		Private garden -	Golf Club 12 km
		Common garden -	
		Furniture -	
		Guest parking -	
		Gym / Spa -	
		Banqueting hall -	
		City center -	
		Ready project -	



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma





---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



---

: Manor estate near the sea  
: Italy Tuscany Maremma



CASE BELLA VISTA

• INTERNATIONAL REAL ESTATE SINCE 1984 •



---

+7 4993228099  
+39 3313859022

Via Borgo Vico, 181, Como (22100),  
Italiainterior@casebellavista.com  
+39 0315376202

Via Vela 4, Chiasso (6830),  
Switzerlandinfo@cbvinterior.com  
+41 0916826007