

for sale in Grosseto Price on Application Ref. 1214



1.940 sq.m. | Bathrooms: 12 | Bedrooms: 30 | Rooms: 20

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

Winery located on the hills of Grosseto in an extremely panoramic position on the border between the municipalities of Grosseto and Magliano in Toscana, about 9 km from the city and 4 from the Aurelia highway.

THE COMPANY IS AN AGRICULTURAL LLC. COMPANY SHARES ARE BEING SOLD.

It borders some of the most prestigious companies producing Morellino di Scansano DOCG.

The hilly position at around 150 meters above sea level allows you to enjoy a unique panorama that goes from the sea, to the Uccellina Natural Park, to Montebottigli, in a succession of vineyards and pastures.

Furthermore, a profitable tourist accommodation activity has been active in the villa for years with excellent income results.

The villa is spread over three floors and consists of a main real estate unit with the caretaker's apartment. The Villa is a jewel of beauty and tranquility, from the top of the hill it dominates the vineyards all around and from which you can see the Park nature of the Maremma on one side and the sea on the other.

The villa of approximately 740 m2 offers large spaces elegantly furnished and well divided over three floors:
The sleeping area on the first floor consists of 6 bedrooms all with bathrooms including 3 minisuites. The area on the ground floor is composed of a dining room, kitchen, living room, wellness and relaxation area equipped with Turkish bath, billiards and gym. The park that surrounds it collects the essence and spirit of the place, harmonious and generous with Mediterranean scents, it intersperses green spaces with flowerbeds and aromatic plants, with a large solarium around the swimming pools, water features and an outdoor hydromassage tub. The company is made up of approximately 15 hectares of land of which 11 are vineyards registered with the Morellino DOCG
There is a cellar inside the farm in the center of the vineyards, it covers an area of approximately 1200 m2 of which 800 m2 of cellar in the partially basement floor. The structure is made of brick and was built with care and attention in the choice of materials, in order to integrate as fully as possible with the surrounding rural environment. The upper floor of the building is used as offices, a tasting room and the caretakers' home. In the basement the door opens with a spectacular view of a single room cellar characterized by typical terracotta vaults.
THE PROPERTY IS IN GOOD MAINTENANCE CONDITION.

Certification

Energy Class: G

Features

Code: 1214	Reason: Sale
Zip Code: 58100	Municipality: Grosseto
Total Square Meters: 1.940 sq.m.	Bedrooms: 30
Bathrooms: 12	Rooms: 20
State of Preservation: Good	: 10
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 150.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar : 800 □	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



