

for sale in Scansano
€ 1.950.000
Ref. 1541



844 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 16

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.

A fabulous setting full of scents and unforgettable panoramic views, this is what you can immediately savor at first sight by visiting this farm of around 56 hectares with the core business in the 11 hectares of vineyards planted, cultivated and managed with love and passion. The company is located in a hilly area in a unique context of the municipality of Scansano in the heart of the Maremma Grossetana, exposed to the south-west, with incredible terrain, extreme in terms of the presence of stony skeleton and unique for the content of minerals of volcanic origin, excellent for vineyards, about 500 meters above sea level, the right balance between summer heat and winter cold.

These vineyards are cultivated in a sustainable way, the cellar procedures are based on the minimum possible intervention to guarantee "sincere" wines.

The long maturations and personalized methods guarantee always original and unforgettable wines.

For the owners, wine is a project from the vineyard to the bottle, the grapes are harvested individually by vineyard and by variety and are vinified separately to give each batch of grapes the right fermentation and maturation times, in steel or wood, only at the end the various masses are chosen and mixed to obtain a final product of the highest level.

The company has a modern air-conditioned cellar of about 300 m2 with the possibility of expansion where there is all the equipment for production, aging in barriques and bottling, not far from the cellar an office of about 60 m2, a small villa of

approximately 84 m2 for the caretaker, an exposed stone building of approximately 400 m2 where on the first floor we find the owners' home for approximately 100 m2 and on the ground floor the remaining 300 m2 are currently to be finished and where a profitable agritourism business.

The company's land is composed as follows

- 11 hectares of quality Sangiovese, Syrah, Sauvignon Blanc, Semillon, Grenache, Pinot Noir vineyards;
- approximately 20 hectares of hilly arable land suitable for planting additional vineyards of up to 10 hectares;
- approximately 19 hectares of coppice forest;
- approximately 4 hectares of arable land with trees;
- approximately 2 hectares of olive grove in production with approximately 600 plants;

located 10 minutes from Scansano, 30 minutes from Grosseto, 45 minutes from the magnificent beaches and sea of Argentario, 20 minutes from the spa of Saturnia, 45 minutes from Mount Amiata where you can ski.

The company is sold with the gates closed.

WE HOPE TO FIND A BUYER WHO APPRECIATES AND UNDERSTANDS THE LEVEL REACHED BY THE CURRENT OWNERS AND EVERYTHING THAT COULD BE ACHIEVED WITH A NEW INVESTMENT PROGRAM.

THE OWNERS ARE ALSO AVAILABLE FOR THE FRACTIONAL SALE OF THE COMPANY WHICH INCLUDES THE CELLAR, THE OFFICE AND MOST OF THE LAND.

Certification

Energy Class: G

Features

Code: 1541	Reason: Sale
Address: Via Rossini	Zip Code: 58054
Municipality: Scansano	Total Square Meters: 844 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 16	State of Preservation: Good
: 10	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 560.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar : 300 □
Air-Conditioned	Wiring : By Law
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



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Shopping Centers

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