

for sale in Massa Marittima

€ 1.950.000

Ref. 1671



470 sq.m. | Bathrooms: 8 | Bedrooms: 13 | Rooms: 22

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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.
CHARMING ESTATE IN THE HEART OF MAREMMA – MASSA MARITTIMA

Just 800 meters from the historic center of Massa Marittima, in a quiet oasis surrounded by nature, we offer for sale a prestigious farm and luxury accommodation, completely renovated in 2024 with traditional Tuscan materials and state-of-the-art systems.

The estate has five fully furnished accommodations, all equipped with air conditioning, kitchenettes, double bedrooms, and private furnished outdoor spaces under the portico. The units are perfect for up to 16 guests.

The main villa is approximately 200 m2 on two levels and offers elegant and refined spaces.

The entrance is on the ground floor into a large living area and a room used as a professional studio.

A distinctive designer staircase leads to the main house, where the spaces are spacious and well-organized: a large living room with fireplace, a custom-built open-plan kitchen, three double bedrooms, three bathrooms, a study, and an office area. Exclusive amenities such as underfloor heating, air conditioning, and high-quality finishes make this home ideal for year-round living in harmony with nature.

The jewel in the crown of the property is the restaurant...built in 2024, a new professional kitchen is able to serve around 30 people, between the internal dining area with fireplace and the external one where at the entrance a covered pergola offers the ideal space for serving breakfasts or main meals in the better months of the year.

The charming, meticulously maintained front garden allows for a significant increase in seating capacity, as well as being perfect for hosting events and receptions with a maximum capacity of 250 people. It also features an impressive barbecue area complete with a wood-fired oven.

The garden and park surrounding the estate are distinguished by the presence of centuries-old trees of great value and an evocative scenic lighting system.

Inside the park, a magnificent 6 x 14 meter swimming pool was also built in 2024, complete with changing rooms and outdoor furniture, with cutting-edge pool management and purification systems.

The property is equipped with a 60 kW photovoltaic system (installed on the roofs of the 12 parking garages available to guests), which powers the general heating system of the residence and the restaurant, based on a heat pump, thus ensuring energy independence from conventional heat sources.

The farm, currently in the process of obtaining organic certification, extends over approximately 11.5 hectares of land and includes approximately 1,500 olive trees (700 of which were planted in 2024 and 800 are already productive), 40 fruit trees, and existing wells for irrigating the crops.

An extraordinary investment for those seeking a well-established, prestigious hospitality business with a loyal international and Italian clientele, or a charming private residence in one of Tuscany's most enchanting areas.

Certification

Energy Class: A1

EPgInr: 163.35 kwh/□

Features

Code: 1671	Reason: Sale
Address: Via dell'Ortino, 7	Zip Code: 58024
Municipality: Massa Marittima	Total Square Meters: 470 sq.m.
Bedrooms: 13	Bathrooms: 8
Rooms: 22	State of Preservation: Excellent
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Carport
Current Status: Free to the deed	Garden: Private, 115.000 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Fireplace
Air-Conditioned	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	









