



## Agricultural Estate with Development Potential – Maremma, Tuscany



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 691,423.44

### Standort

Land:	Italien
Staat/Region/Provinz:	Toscana
Stadt:	Gavorrano
Postleitzahl:	58023
Veröffentlicht:	07.02.2026

### Beschreibung:

Over 24 hectares farm estate with excellent cultivation potential, ruins to be converted, for sale in Maremma. Unspoilt landscape, just minutes from the Tuscan coast and at the foothills of the Montagnola, this expansive agricultural estate is an investment opportunity in one of Tuscany's most bucolic and authentic settings. The property extends over more than 24 hectares (59 acres) of predominantly arable land, gently unfolding between flat and softly undulating terrain. The soils are particularly fertile and well suited to a wide range of agricultural uses, while the scale and configuration of the land lend themselves equally to lifestyle, residential or hospitality-oriented development. Scattered across the estate are several traditional rural and agricultural buildings, totalling approximately 1,000 square meters (10763 sq ft), all to be restored and redesigned. Currently registered as agricultural annexes, they present a compelling blank canvas for a bespoke project—whether a refined country estate, a contemporary farming venture, an agriturismo, or a discreet hospitality retreat immersed in nature. The presence of a private well, together with the option to draw water from the nearby Bruna stream, ensures excellent conditions for irrigation and further enhances the long-term productive and developmental value of the land. Surrounded by established agricultural estates, specialist florists, agriturismi and exclusive country resorts, and characterised by a strong agricultural vocation, this estate captures the essence of the Tuscan countryside—a landscape of space, light and tranquillity. An outstanding opportunity for investors and visionaries seeking to create a lasting project in one of Tuscany's most sought-after rural locations.

PROPERTY Ref: GRO3518



Location: Gavorrano, Province: Grosseto, Region: Tuscany  
Type: 24 hectares/59 acres farm with some 1000 sq m/10763 sq ft agricultural buildings  
Conditions: to be restored  
Land/Garden: 24 hectares/59 acres of arable land

Utilities:  
Water: 1 well

Distance from services: 6 km  
Distance from main airports: Pisa 125km, Rome Fiumicino 215km  
Gebaut: 1900

## Allgemein

Fertige m<sup>2</sup>: 246580 m<sup>2</sup>

## Gebäudedetails

Anzahl Etagen: 1

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/SIFI-T1787/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1787/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 42089

