



## Agricultural Estate with Development Potential – Maremma, Tuscany



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 691,423.44

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Πόλη:	Gavorrano
Ταχυδρομικός κωδικός:	58023
Δημοσιεύθηκε:	07/02/2026

### Περιγραφή:

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



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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  
Κατασκευάστηκε: 1900

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 246580 τ.μ

## Building details

Αριθμός ορόφων: 1

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [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)

## Contact information

IMLIX ID: 42089

