



## AZ259 - Azienda agricola vitivinicola di 38 ettari con podere, cantina , vigneto DOC e oliveto



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,936,255.35

### Ubicación

País:	Italia
Estado/Región/Provincia:	Toscana
Ciudad:	Massa Marittima
Publicado:	03/02/2026

### Descripción:

MASSA MARITTIMA (GR), Montebamboli: about 10 km from the sea, a vineyard and olive farm of approximately 38 hectares of land with four buildings used as a winery, aging cellar, residence, and tool shed.

- The land is hilly and is divided as follows:

6.5 hectares of selected vineyards, arranged in orderly rows, of Sangiovese, Merlot, Alicante, Cabernet Sauvignon, Syrah, Vermentino, and Viognier quality, registered with the DOC MAREMMA TOSCANA. Annually, the production is about 80 quintals per hectare with a yield in wine that allows bottling about 40,000/45,000 bottles of red and white; the company has an additional 3 hectares of vineyard replanting rights.

Approximately 4 hectares of olive grove of quality Leccino and Moraiolo in full production.

15 hectares of arable land ideal for planting new vineyards;

12.5 hectares of coppice woodland of various species of Mediterranean scrub.

- A building used as a winery of 300 sqm built in 2016, with a state-of-the-art remote control system.



- A newly built structure of about 100 sqm consisting of a tasting room, an aging room containing barriques and terracotta amphorae.
- A farmhouse, located in an exclusive fully fenced courtyard of about 3,000 sqm, used as residential accommodation on two levels divided into two apartments of about 110 sqm each with independent entrances, both composed of a living room, kitchen, two bedrooms, bathroom, and small hallway. Ground floor with a porch of 25 sqm and first floor with a terrace of 25 sqm.
- A building of about 80 sqm used as a tool shed.

The property was entirely built in the early 2000s, with the completion of work around 2005. All systems are new and utilities are active: water from the spring, from the municipal line, and from the well; electricity; two LPG gas boilers; IVO internet network; video surveillance system with remote connection.

This winery is in production and has received important international recognitions (DECANTER; GAMBERO ROSSO; LUCA MARONI; FALSTAFF etc.), and is available for purchase complete with machinery and equipment as well as wine stocks.

The context in which it is located is unique due to the lack of pollution and the characteristics of the land.

Hilly and panoramic location with SEA VIEW.

## Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	300 m2

## Room details

Total rooms:	6
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## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/CEAS-T1754/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CEAS-T1754/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	az259
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