



## Country house Fattoria La Villa, Capalbio, Grosseto - Tuscany



### Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre

#### Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Capalbio  
Indicatif régional: 58011  
Soumis: 16/08/2025

#### Description:

Farm with country house, land and swimming pool for sale in Capalbio, Grosseto. The property extends over 160 hectares of land of which 120 are developed on agriculture and organic farming, 6 hectares of vineyards that produce grapes for DOC wine, 3 hectares of olive groves trees, 3 hectares of lake, and the rest are woods, roads and gardens. The residential buildings are divided into two blocks. The first block consists of a Villa, an ancient house, a small church and a hectare of garden with a swimming pool. The villa is 1600 square meters and consists of 2 large halls or living rooms, 12 double bedrooms, 14 bathrooms, 4 service bedrooms, and it is used as a Relais. In the basement there is a cellar, three meeting rooms with audio-video multimedia direction, a cinema, 5 bathrooms; the spa with Turkish baths, emotional showers, 2 zones for massages, herbal teas and a relaxation area; 2 more bedrooms with 2 bathrooms for the staff, with independent entrance. The old farmhouse houses on the ground floor kitchens, 3 bedrooms, a large fenced porch, 4 bathrooms, dining area with tables for up to 80 people and a large pavilion of 100 square meters that houses the bar area; on the first floor, 3 double bedrooms with 3 bathrooms, a suite with 3 bedrooms and 1 bathroom. The church and the garden of 1 hectare with a swimming pool complete the first block, all with a spectacular view of the lake. . The second block of buildings, 800 meters from the first, is made up of an old farmhouse and a new building. The old house has 2 living rooms, 1 porch, 1 kitchen, 7 bedrooms and 8 bathrooms. The new facility has 3 suites, each consisting of 1 dining room, 1 or 2 bedrooms and 1 or 2 bathrooms and a simple porch. Other buildings are used for agricultural services and activities. It is possible to build approximately another 4500-6000 mc submitting an Agricultural Improvement Plan. The country house is 20 minutes from Saturnia and 20 minutes from the Argentario Sea, 11 km from Capalbio, and 20 km from Manciano.



PROPERTY Ref: CAP2477

Location: Capalbio, Province: Grosseto, Region: Tuscany.

Type: farm consisting of a villa, an old house, a small church and a hectare of garden with swimming pool. The villa is 1600 square meters and the second block of buildings, 800 meters from the first, is made up of an old farmhouse and a new building; The manufactured part occupies a total area of approx. 2883 sq m/31032 sq ft for agritourism use (with rooms and company residence). To this is added a part of about 1000 sq m/10763 sq ft intended for the cellar, state-of-the-art conference rooms, spa and wellness center for absolute and healthy relaxation with beauty and regenerating treatments. It is possible to build approximately another 4500-6000 mc submitting an Agricultural Improvement Plan.

Annexes: various warehouses for 638 sq m/6867 sq ft, a barn of 150 sq m/1614 sq ft, and a wonderful church.

Conditions: completely and finely restored in the year 2000.

Land/Garden: about 160 ha/395 acres: 120 ha/296 acres are developed on agriculture and organic farming between 8 ha/19 acres of alfalfa, 6 ha/14 acres of vineyards that produce grapes for DOC wine, 18 ha /44 acres of woods, 3 ha/7 acres of nursery, 5 ha/12 acres of olive groves and the remaining part of mixed weeds.

Swimming pool: present

Utilities:

Fixed telephone network: available

Wi-Fi: available

Heating: LPG

Water: recently refurbished company aqueduct

Electricity: active

Energy Efficiency Rating: G

Distance from services: 10 km

Distance from main airports: Rome 125 km, Perugia 153 km, Florence 208 km

Gravel road: 1.5 km

## Commun

Pied carré fini: 1600000 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1374/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1374/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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IMLIX ID:

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