



## La Maremmana organic farm with hunting reserve, Grosseto - Tuscany



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 10,561,392.83

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Grosseto
Indicatif régional:	58100
Soumis:	21/08/2025

### Description:

Stunning 1210-acre hunting reserve with Organic Farm, 1800s country hamlet, and farmhouses for sale in Maremma, Grosseto. It is a land with great growth possibilities whose key to success is preserving its nature and traditional Tuscan country lifestyle. With an extension of more than 1210 acres (490 hectares) of private land mainly dedicated to certified organic cultivation and breeding, including a unique fully fenced private hunting reserve with wild boar, roe deer, hares, pheasants, partridges, and wood pigeons. A very temperate climate in every season, a torrent and natural springs providing animals with constant nourishment and numerous natural water collection tanks, called troscioni, where the animals are used to drink and, during the passage of migratory birds, become a centuries-old staging point. Heart of the estate is a 19th-century country hamlet with a manor residence, a private chapel, an old school, and several annexes, dominating the entire estate and stunning open panoramas with endless views. At 700m to a 1-mile distance, six further detached farmhouses with outbuildings are to be recovered and transformed into apartments, villas, and prestigious residences for tourist hospitality. A unique estate with multiple potentials for expansion and development, both in tourism-retail, breeding, and organic farming.

PROPERTY Ref: GRO2747

Location: Province: Grosseto, Region: Tuscany

Type: 490-hectare/1210 acres Maremma farm with hunting reserve, sheep breeding, grain cultivation, with a total of 6,432 sq m/69233 sq ft of buildings to be transformed and recovered, consisting of a 3,200 sq m/34444 sq ft main country hamlet with 6 buildings and a consecrated chapel, 5 further farmhouses with outbuildings detached from the main hamlet (from 700m to max 1 mile in distance)



Year of construction: 1600 - 1800

Description of buildings (total of 6,432 sq m/69233 sq ft of buildings)

1. Country hamlet (Manor House + 6 outbuildings) total area 3,200 sq m/ 34444 sq ft

Manor House Farm (A) of approx. 1,340 sq m/14 sq ft on three floors plus semi-basement cellars; the ground floor consists of a room used as an office and some rooms used for agricultural storage while the first and second floors are used as living quarters

Building (B) is divided into four parts, one of which is used as a workshop and the remaining ones for storage/storage of agricultural machinery

Building (C) consists of a single room used for storage/ storage of agricultural implements

Building (D) consists of a residential unit on two floors plus a room for use as a warehouse/ farm machinery storage

Building (E) is a consecrated chapel

Building (F) is a Barn in need of renovation

The two adjacent buildings (G) are on two levels and are in need of renovation.

Building (H) is a concrete structure used as a sheepfold

Building (I) is used as a farm tool shed

Conditions: to be converted and refurbished

Land: 490-hectare/1210 acres almost completely fenced and inclusive of a private hunting reserve, and 420 ha/ 1210 acres under certified organic cultivation since 2013 with arable land of 358 ha/884 acres each year cultivated in rotation between durum wheat, oats, barley, field beans, alexandrine and alfalfa; arboreal pasture of 63 ha/ 155 acres, 3 ha/ 7,5 acres olive grove with roughly 600 plants (including some 100 century-old trees), 44 ha/108 acres of forest with oaks and Mediterranean scrub; approx. 22 ha/ 54 acres of other land including internal roads and driveway

Breeding: organic breeding of approx. 200 certified Apennine breed sheep, the number varies depending on the time of year with potential to expand to 5.5/6 thousand animals in total

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: LPG

Water: 20 water basins for rain and spring water collection + well + mains city supply

- Fiora Aqueduct passing over the property and its branches ensure a constant water supply

Electricity: available

Distance from services: 1,5 km

Distance from the main airports: Grosseto 57 km, Florence 149 km, Pisa 200 km, Rome 324 km

2. Podere La Fornace (Farmhouse + outbuildings) approx. 250m from the hamlet - total area 542 sq m/ 5834 sq ft

Farmhouse (A) approx. 230 sq m/ 2475 sq ft on one level; dates back to the end of the 18th century and is made of exposed stone

The Hut (A1) approx. 75 sq m/ 807 sq ft on one level

The Old School (B) dates back to the mid-1900s made of brick and concrete and converted to civilian use; approx. 150 sq m/ 1614 sq ft on one floor

The Stable (C) of approx. 42 sq m/ 452 sq ft; dates back to the early 19th century made of stone



3. Podere La Passonaia (Farmhouse) approx. 1.7km from the hamlet, a ruin farmhouse of approx. 740 sq m/7965 sq ft built in the early 19th century in exposed stone, located in a high hill area and enjoys views of the entire valley

4. Podere San Polo (Farmhouse + outbuildings) approx 1.2km from the hamlet, a 1500 farmhouse of approx 450 sq m/ 4843 sq ft plus outbuildings in ruins; built in stone and internally preserves vaulted ceilings; roof restored in 200

5. Podere Macchiavenchi (Farmhouse + annex) total area 565 sq m/ 6081sq ft approx. 700m from the hamlet consisting of a farmhouse (A) approx. 445 sq m/ 4789 sq ft on two floors, and a barn (B) with annexes of approx. 120 sq m/ 1291sq ft; built at the end of the 19th century made in stone

6. Podere Casetta (Farmhouse + outbuildings) total area 935 sq m/ 10064 sq ft approx. 1.1km from the hamlet consisting of a farmhouse of approx. 315 sq m/ 3390 sq ft on two floors, a 190 sq m/ 2045 sq ft shed, made in stone in the early 19th century, a second farmhouse of approx. 430 sq m/ 4628 sq ft

Année: 1600

## Commun

Pied carré fini: 4900000 m<sup>2</sup>

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1377/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1377/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 17523

