



Villa La Maremma, Massa Marittima, Grosseto - Toscana



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
Prix:	USD 32,857,666.58

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Massa Marittima
Indicatif régional:	58024
Soumis:	21/08/2025

Description:

An iconic historic estate close to the Tuscan sea coast featuring park, pool, sport facilities and horse riding center, for sale in Massa Marittima. Tucked away in the rolling hills of the Alta Maremma and brushed by the soft Mediterranean breeze, this distinguished estate in southern Tuscany offers an extraordinary union of refined rural living and authentic Italian heritage. Set within approximately 33.81 hectares—over 83 acres—of impeccably maintained grounds, the property combines the rustic romance of a historic hamlet with the cultivated sophistication of a world-class country residence. Its privileged location, just 15km from the exclusive port of Scarlino and the azure shores of Punta Ala, ensures both seclusion and ease of access to the region's coastal delights. At the heart of the estate lies a noble stone hamlet, reached via a sweeping cypress-lined avenue and offering a total built surface of 2,633 square metres (28,341 sq ft). This includes over 1,360 square metres (14,638 sq ft) of fully restored living space, comprising a grand three-storey villa and four former farmhouses that now house a collection of 17 elegant bedrooms, suites, and independent apartments. Each space has been masterfully reimaged with luxurious finishes, where double-height ceilings, exposed wooden beams, natural stone, and bespoke marble detailing reflect a deep respect for Tuscan tradition balanced with refined contemporary comfort. The manor villa accommodates gracious reception salons, a formal dining room for hosting banquets and events, a cinema room, and a professional chef's kitchen. A neighbouring lodge, adorned with graceful colonnades and expansive stained-glass windows, serves as a luminous living and entertaining space with a commanding central fireplace and sweeping views across the estate. The surrounding guest residences are equally inviting, offering privacy and charm, each with air conditioning, lavish marble bathrooms, and indulgent jacuzzi baths. Enveloped in vineyards and centuries-old olive groves, the estate is not merely a



retreat—it is a working farm of rare quality and distinction. The Super Tuscan vineyards, planted with Sangiovese, Merlot, and Cabernet Sauvignon, yield approximately 10,800 bottles of fine IGT wine each year, aged in the estate's own wine cellar. An artisanal oil mill processes the fruit of over 1,600 olive trees to produce up to 12,000 litres of fragrant extra virgin olive oil annually, all cultivated and bottled on-site in an entirely "zero-kilometre" production. Beyond the historic buildings, the estate unfolds into a verdant parkland of formal Italian gardens, aromatic Mediterranean flora, and wide manicured lawns. At its centre, a unique circular swimming pool designed in the style of a classical fountain is accompanied by a sophisticated pool house and spa treatment area. For recreation and sport, the grounds feature private tennis and beach volleyball courts, golf practice greens, and a professionally equipped equestrian centre with stables, paddocks, and direct access to bridle paths across the estate. A helipad offers swift and discreet arrival by air. Further structures on the property include offices, multipurpose areas, agricultural facilities, and a dedicated wine production centre. Notably, there remains the possibility to expand, with approximately 2,000 cubic metres (8,000 sq ft) of additional surface area approved for development. This permits future owners to increase hospitality capacity to accommodate up to 50 guests, making the estate ideally suited for private resort operations, exclusive retreats, or luxury agriturismo ventures.

PROPERTY Ref: GRO2684

Location: Massa Marittima, Province: Grosseto, Region: Tuscany

Type: 2633 sq m/28341 sq ft luxury mansion estate on 33,81 hectares/83 acres of private land with vineyards and olive groves, a horse riding and sports center, an oil mill/production facility, an aging wine cellar, swimming pool with pool house, golf and heliport

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: LPG + underfloor heating and hot split

Water: mains city supply + 5000 sq m/53819 sq ft lake + well 110m-deep

Electricity: active + electricity generator

Air conditioning in all rooms

Underfloor heating

Luxury hotel and tourism hospitality license (from 2003 to 2011)

Distance from services: 3,5 km

Distance from the main airports: Grosseto 48 km, Pisa 120 km, Florence 130 km, Rome 220 km

Gravel road: 350 m

DETAILS ON WINE PRODUCTION

- Current vineyard surface: 2.7 ha/6.6 acres
- Appellation: Toscana IGT – Supertuscan
- Varieties: Sangiovese, Merlot, Cabernet Sauvignon
- Average altitude: 250 – 330 m asl
- Years of planting: 2012
- Training: pruned-spur cordon (5,000 vines/ha)
- Yearly production: up to 10.800/11.000 bottles
- Wine produced: Toscana IGT Rosso – Supertuscan

DETAILS ON EVO OIL PRODUCTION



- Current surface: 2.7 ha/6.6 acres
- Number of plants: 1600
- Yearly production: 10/12.000 liters

DETAILS ON BUILDINGS:

- 1) 3-story stone country villa (714 sq m/7685 sq ft) living and banqueting area, professional kitchen, and cinema room on the ground floor, 5 bedrooms with ensuite on the upper floors
- 2) 2-story, 425 sq m/4574 sq ft stone country house with 7 suites, porches and terraces
- 3) Two-story, 217 sq m/2335 sq ft stone country house with offices on the ground floor and 5 bedrooms with en suite bathroom on the first floor
- 4) 2-story stone cottage with a ground floor of approx. 174 sq m/1872 sq ft living area with a stone fireplace and large windows overlooking the courtyard and park, a 114 sq m/1227 sq ft basement for office use
- 5) 2-story country house with a ground floor of 179 sq m/1926 sq ft, including shop and office areas, on the first floor a self-contained 56.5 sq m/ 609 sq ft one-bedroom apartment
- 6) 2-story stone pool house (231 sq m/2292 sq ft) with porticos, terraces and large glazed french windows
- 7) Stables and oil mill of approx. 187 sq m/2012 sq ft, on one level
- 8) 2-story warehouse (27 sq m/290 sq ft)
- 9) Locker room serving the tennis courts (25 sq m/269 sq ft)
- 10) Technical building (30 sq m/322 sq ft) household systems, boilers and cooling systems
- 1) Agricultural annex (78 sq m/839 sq ft) on one level for agricultural use and staff rooms
- 12) 2-story annex (346 sq m/3724 sq ft) for agricultural machinery storage, warehouse and workshop
- 13) Basement/Underground deposit (340 sq m/3659 sq ft)

Année: 1800

Commun

Pied carré fini: 338100 m²

Building details

Outdoor Amenities: Pool
Nombre de pieds carrés: 3

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1387/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 17509



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