



## listing



### 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 3,386,954.11

#### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Montescudaio
Soumis:	16/02/2026

#### Description:

The winery, whose wine and olive oil production is certified organic, is located in a beautiful hillside setting near the Tyrrhenian Sea, south of Pisa.

At the heart of the property is the stone farmhouse, measuring approximately 300 m<sup>2</sup>, dating back to the 19th century and recently restored in keeping with Tuscan traditions. Today, the house is divided into four apartments of various sizes, three of which are used for summer rentals, while one is reserved as the owners' residence. Great care has been taken in the choice of both materials and furnishings.

Near the farmhouse there is a beautiful saltwater swimming pool in a location with spectacular views of the vineyards and surrounding hills of this fantastic landscape.

The farmhouse and swimming pool are surrounded by approximately 2 hectares of land with meadows and beautiful olive groves.

In total, the estate has 23.5 hectares of land, including 8.5 hectares of vineyards, 7 hectares of olive groves, plus another 6 hectares of fertile land, part of which can be used to expand the vineyards.

The olive trees – approximately 1,100 plants – have an average age of over 30 years and are in full production. The annual yield reaches 2,000-3,000 litres of organic extra virgin olive oil.

The mineral-rich soil and excellent microclimate are ideal for growing Sangiovese, Merlot and Cabernet



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Sauvignon grapes, while one hectare is dedicated to white grapes.

Currently, the winery produces one white wine, one rosé and three red wines, which have received several awards, reaching over 50,000 bottles per year.

The winery has a 150 m<sup>2</sup> cellar with stainless steel vats and all the equipment needed for modern wine production, a renovated shed for machinery, and an underground cellar for ageing wine.

A photovoltaic system provides energy for the cellar.

The winery also has a tasting and sales shop in the centre of a neighbouring village, offering another welcoming and representative environment dedicated to the public.

The winery has built up a good reputation with guests from various European countries who book year after year, appreciating both this wonderful place and the farm's products. The beaches of the Tyrrhenian Sea are easily accessible, and Pisa airport is about 50 minutes away.

Price: 2.900.000,00 Euro

## Commun

Chambres:	8
Salle de bains:	8
Pied carré fini:	300 m <sup>2</sup>
Floor Number:	1

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/LSEA-T309/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LSEA-T309/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 691

