



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,936,255.35

### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Massa Marittima  
Posted: Feb 03, 2026

### Description:

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.

### **Common**

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	300 sq m

### **Room details**

Total rooms:	6
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### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<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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