



## Country estate with authentic homes to restore and 290 hectares of land, Pisa - Tuscany



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость: На продажу

### Местоположение

Страна: Италия  
Область: Тоскана  
Почтовый индекс: 56040  
Добавлено: 16.08.2025  
Описание:

Ancient estate of approximately 290 hectares with a private airport and tourist development plan, including a golf course for sale on the coast in Tuscany. Close to the prestigious region of Bolgheri, where important wineries boast the production of some of the most awarded wines in the world, such as Sassicaia and Ornellaia, this estate extends 15 km as the crow flies from the sea and a short distance from historic villages immersed in an area made up of vineyards, olive groves, and uncontaminated woods. The same family has owned it for generations and is now ready to be transformed into a luxury resort. It consists of a 17th-century country village and farmhouses, all located in private and reserved positions, partly renovated and partly to be recovered. The municipal administration has already included in the master plan the development of a luxury resort with a 36-hole golf course and a building area of over 21,000 square meters for a total capacity of over 150 rooms for accommodation use. The estate benefits from two rivers that run through its private lands and provide water for domestic and irrigation purposes as well as presence of thermal waters within a short distance. The 4 hectares of DOC Val di Cornia vineyard can be expanded and consent to building a winery. This potential makes this property one of the most attractive available on the Tuscan real estate market. Further concessions are planned for constructing a bathing establishment on the beach near Baratti. This investment opportunity in one of Tuscany's most popular areas is not to be missed!

Property Ref: PIS2169

Location: Monteverdi Marittimo, Province: Pisa, Region: Tuscany

Type: estate of approx. 290 ha/716 acres with a farm with a total surface area of 3460 sq m/37243 sq ft with stone buildings of ancient origins, partly recovered, partly to be recovered; tennis court; private airport; extensions available for residential and tourist hotel use for a total potential of approx. 26,000 sq



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m/6,4 acres

Existing buildings: 3460 sq m/37243 sq ft

1 Farm in the center of the estate, in a dominant position, composed of a central body with a main house, outbuildings, and garage, for a total of 1,490 sq m/16038 sq ft, in good condition, including, among other things:

- Residence of 550 sq m/5920 sq ft, two-story, with 9 beds and 3 bathrooms, in good condition
- Residence of 120 sq m/1291 sq ft, with 3 bedrooms, bathroom, living room and kitchen
- Residence of 130 sq m/1399 sq ft with two very large bedrooms, dining/living room, kitchenette, bathroom

2 Farm overlooking the Cornia river plain, not far from the airfield, with two buildings: a two-story one of 450 sq m/4843 sq ft, a single-story one of 110 sq m/1184 sq ft

3 Mill near the confluence of the two rivers, of 200 sq m/2152 sq ft with a 110 sq m/1184 sq ft annex, in need of renovation

4 Farm with panoramic view on the two valleys of 600 sq m/6458 sq ft + 40 sq m/430 sq ft agricultural outbuildings

5 The Stable, at the top of the hill with a view towards the sea, 330 sq m/3552 sq ft, in perfect condition, equipped with all comforts, renovated between 2014 and 2016

6 House in the woods, 100 sq m/1076 sq ft ruin to be restored

7 Angar, 120 sq m/1291 sq ft

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: LPG and the possibility of installing photovoltaic and geothermal systems

Water: mains city supply + 3 natural springs + rainwater collection tank+ well

Electricity: available

The property is owned by private individuals

The location, for privacy, is approximate

All measurements are approximate

Energy Efficiency Rating: G

Distance from services: 8 km

Distance from main airports: Pisa 95 km, Florence 140 km

Gravel road: 900 m

Areas authorized for expansion: 21,350 sq m/5,2 acres

11505 sq m/2,8 acres for hotel accommodation

3350 sq m/36059 sq ft of buildings for use by the golf course

6670 sq m/71795 sq ft of basement area used for services: parking, spa center, banqueting, and staff accommodation

40000 sq m/9,8 acres of residential buildings that can be built by purchasing nearby land

Land: total for sale approx. 290 ha/716 acres of which:

Arable land in the plain 73 ha/180 acres



Arable land on the hills 37 ha/91 acres  
Vineyard 3,96 ha/9,7 acres  
Olive grove with 200 olive trees  
Coppice forest 163 ha/402 acres with private hunting reserve  
Bush pasture 8,98 ha/22 acres  
Productive uncultivated 0,79 ha/1,9 acres  
Rural Buildings & Garden 1,59 ha/3,9 acres  
The hilly land is excellently oriented for vine cultivation and is part of the D.O.C. Val di Cornia area  
The presence of thermal waters underground is proven  
Grass airfield on the Cornia river plain, 1,000 m long, which allows twin-turbine aircraft weighing up to 6,000 kg to land  
Golf course: an 18/36 hole golf course, hotel, restaurant, and service center have been approved in the southern part of the estate. All of this was included in the Monteverdi Marittimo Municipality Plan in February 2000

## Общие

ГОТОВЫЕ КВ.М.: 2900000 КВ М

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/SIFI-T1385/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1385/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 17719

