



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Seggiano ! Building plot in a panoramic position with olive grove and vineyard | Real estate Tuscany



IT-462-KA

Panoramic view  
58038 Seggiano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58038
<b>Country</b>	Italy
<b>City</b>	Seggiano
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 155 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 39.500 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	160.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	First occupancy
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

In the beautiful countryside of Seggiano, in one of the most charming and sought-after areas of the region, near the Castello del Potentino, we offer for sale a plot of land of approximately 3.95 hectares with building potential of about 155 sqm.

The property is located in the renowned valley known as the “Conca d’Oro”, characterized by gentle rolling hills, open views, and a typically Tuscan landscape dotted with vineyards and olive groves. The land is divided into three parcels and features various cultivations: an olive grove with approximately 440 productive olive trees, small vineyards, arable land, and a portion of woodland.

The olive grove and the vineyard are cultivated using organic methods. Over the past 16 years, the olive oil has won numerous gold medals from the DLG Deutsche Landwirtschaftsgesellschaft (the independent German Agricultural Society) for its excellent quality.

A highly valuable feature of the property is the presence of a private well, ensuring a year-round water supply.

The future residence, subject to obtaining the necessary permits, can be built in the most panoramic area of the property, offering stunning views over the surrounding valley. A preliminary concept design has already been prepared by a local architect, illustrating a two-level house and helping to visualize the potential and layout of the spaces. It is possible to build approximately 155 sqm, including a residential unit, cellar, technical room, and a winter garden/greenhouse, as shown in the floor plans included in the listing.

The images refer to renderings of the proposed building.

The location is ideal both as a private residence and as an investment. The area offers numerous outdoor activities, including hiking trails, natural swimming spots in nearby streams during the summer, and close proximity to highly attractive destinations such as Montalcino and the Val d’Orcia. Monte Amiata, home to the largest beech forest in Europe, is just a few minutes away and offers a wide range of activities throughout the year.

The Tyrrhenian coast can be reached in about one hour, while several of Tuscany’s most renowned thermal spas are located nearby, including Bagni San Filippo, Bagni Vignone, and Chianciano Terme.

Main services are available in the nearby towns of Seggiano and Castel del Piano,



which offer shops, restaurants, and cafés.

A unique opportunity for those wishing to build their own home in a natural setting of extraordinary beauty, in the authentic heart of Tuscany.

Altitude: approx. 390 meters above sea level

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

5 km from Seggiano and Castel del Piano. 8 km from Arcidosso. 27 km from Montalcino. 45 km from Chianciano and Montepulciano. 60 km from Grosseto. 70 km from the Tyrrhenian Sea. 80 km from Siena. 150 km from Florence. 190 km from Rome Fiumicino Airport. 200 km from Pisa Airport.



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**Your contact person**

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