Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Organic farm, built in 2012, with stunning panoramic views, vineyard, olive grove | Real estate Tuscany



IT-TCR462-KA

Panoramic view
58044 Cinigiano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58044
Country	Italy
City	Cinigiano
Additional geographical information	Grosseto
Living space	approx. 308 m^2
Number of rooms	6
Plot size	approx. 53.000 m^2
Number of bedrooms	4
Number of bathrooms	5
Asking price	595.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

Contact person

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Description

Organic farm in the Maremma region with a newly built villa and 5.3 hectares of land.

This winery is located in the Maremma region, specifically in the municipality of Cinigiano on a beautiful hillside.

The property includes a stunning, single-story villa (A+ certified), a wine cellar, a warehouse and an additional storage building, all within a fully fenced plot of approximately 5.3 hectares.

The villa is accessed via a veranda of approximately 50 m^2.

From the spacious living room you enter the kitchen, a hallway with a guest toilet and the sleeping area with four bedrooms, each with its own bathroom.

The master bedroom also features a walk-in closet and direct access to the garden.

An external staircase leads to a small terrace with magnificent views of the surrounding countryside. The farm outbuildings are located nearby.

The first outbuilding extends over two levels: The ground floor houses the wine and olive oil storage area and an adjoining tool shed while the basement contains the wine cellar.

The second, smaller outbuilding serves as storage for small equipment.

Part of the property was planted with an IGT Sangiovese vineyard in 2012 and comprises approximately 2 hectares. Another section consists of an olive grove with approximately 130 trees and a portion is undeveloped and could be used as an orchard.

There is the option to purchase additional land, including a vineyard.

The air-conditioned villa, the winery, and the storage building were constructed in 2012 using high-quality materials and with energy efficiency in mind.

For more offers please consult our web site www.real-estate-italy.com.

Location

Cinigiano, Grosseto, Tuscany.

Distances:

5 minutes to Cinigiano,

1 hour to the sea,

Monte Amiata with hiking trails and ski slopes 40 minutes,

Val d’Orcia 30 minutes with Montalcino, Pienza, and San Quirico d’Orcia,

Terme di Saturnia 1 hour

Florence 1 hour 50 minutes

Pisa 2 hours 30 minutes

Rome 2 hours 30 minutes.

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