Immobiliare Sintony
Via G. Matteotti 24 - 01100 Viterbo
Phone number (+39) 0761 220676

Estate for Sale in Capalbio
Pescia Fiorentina
€ 2.500.000
Ref. CBI028-424-494



500 sq.m | Bathrooms: 5 | Rooms: 10

This estate for sale in Capalbio is a prestigious property located in a panoramic position with breathtaking views of the Tuscan countryside which extends to the sea.

The real estate property includes a former Ente Maremma farmhouse on two levels of 170 m2, a residential structure on one level of about 200 m2, a large cellar and various outbuildings and warehouses, with a courtyard of approximately 4,000 m2.
All the buildings have been recently renovated and are in excellent condition and with top quality finishes. The interiors are bright and spacious, with large windows breathtaking views of the surrounding countryside. Inside the courtyard we also find a small structure of approximately 20 m2 containing the boiler room and the laundry room and a carport for parking cars.

The estate has within it a small winery which extends over approximately 9 hectares of land on which we find 800 olive trees in full production and approximately one hectare of vineyard with 5220 vines of Sangiovese, Barbera, Petit Verdot and Syrah, all served from a private pond for drawing irrigation water. The high quality organic production was certified in 2013 both for the 3 wines that are produced and for the extra virgin olive oil. The heart of the company is the winemaking cellar which includes all the premises for production, aging and bottling.

Among the various possibilities of building interventions that can be carried out on the property we indicate the possibility of creating a

solar greenhouse, porches, canopies, gazebos and sports facilities (swimming pool, tennis court, bowls, etc...), as well as a green building bonus expansion in the measure of 10%.

A unique opportunity of its kind for the various possibilities of transformation and expansion, for the good income from the production of wine and oil and for the enviable position given the proximity to the splendid village of Capalbio, the Tarot Garden, the pristine beaches and the Burano Oasis.

Property Informations

Address: Via Della Ficona, 30	**Bathrooms**: 5
Rooms: 10	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Ground Floor	**Parking space**: Covered
Current Status: Available after the deed of sale	**Garden**: Private, 4.000 sq.m

















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