



Estate for Sale in Gavorrano

€ 7.000.000

Ref. CBI162-3012-442



870 sq.m | Bathrooms: 10 | Bedrooms: 10 | Rooms: 11

Tenuta il Sassone - Exclusive estate with winery and charming hospitality in the Maremma region of Tuscany.

In a commanding position among the hills of the Maremma region of Tuscany, a short distance from Massa Marittima and the coast, we offer for sale a prestigious agricultural and hospitality estate immersed in a natural setting of great beauty.

Completely renovated between 2005 and 2011, the complex brings together charming hospitality, catering, organic farming, winemaking, and equestrian facilities in a single property.

The main villa, situated in an elevated and panoramic position, welcomes guests into elegant spaces characterized by large windows, terraces, and loggias overlooking the countryside. The accommodation, spanning approximately 870 square meters, includes eight guest bedrooms with private bathrooms, in addition to the additional living spaces indicated in the property description, for a total of 10 bedrooms and 10 bathrooms.

The main building houses a large dining room with fireplace, a lounge, a billiards room, a covered terrace, and a professional kitchen equipped for catering and private events.

Outside, the villa opens onto panoramic terraces and spaces dedicated to socializing. The approximately 110 square meter swimming pool, accompanied by a solarium, lodge, and sauna, occupies a particularly picturesque location and offers sweeping views of the valley, woods, and hills of the Maremma.

The property also includes a fully equipped cellar of approximately 800 m2, a sales point of approximately 60 m2, a caretaker's apartment of approximately 70 m2, a tool shed of approximately 160 m2 and a stable of approximately 150 m2.

The estate's equestrian vocation is complemented by a 20 x 40 meter sand arena and paddocks nestled in the greenery. There are also two photovoltaic systems with a total declared output of 26 kW.



The farm is managed according to certified organic methods. Vineyards, olive groves, woods, and farmland create an authentic Tuscan landscape and offer the opportunity to experience wine, food, nature, and horseback riding.

According to available information, the property also has residual building potential of approximately 500-600 m2, which needs to be verified from an urban planning and authorization perspective.

Thanks to the combination of a panoramic location, accommodation, restaurant, winery, swimming pool, and agricultural and equestrian facilities, the estate lends itself to a variety of uses: boutique resort, wine estate, prestigious private property, event venue, exclusive retreat, or investment in experiential tourism.

A rare property, combining the charm of the Tuscan countryside, proximity to the sea, and diverse entrepreneurial potential.

Property Informations

Address: Strada Comunale Rurale di Casteani

Zip Code: 58024

Bedrooms: 10

Bathrooms: 10

Rooms: 11

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Kitchen: Present



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