



COLDWELL BANKER

IMMOBILIARE
CARDOSELLI FANTERIA SABATINI & PARTNERS

Cardoselli Fanteria Sabatini & Partners
Corso Italia 57 - 58015 Orbetello
Phone number 0564 850728

Rustic/Farmhouse/Court for Sale in Capalbio

Capalbio Scalo

€ 4.700.000

Ref. CBI026-26-1680



650 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 14

Capalbio - Charming agricultural estate between the sea and the hills - Exclusive

Nestled between the authentic Maremma countryside and the blue Tyrrhenian Sea, just minutes from the beaches, lies a property that combines nature, productivity, and vision.

Over 50 hectares of fertile land extend across a harmonious landscape where crops alternate with centuries-old olive trees and the intense light of the coast. The agricultural heart is vibrant and productive, with arable crops, vegetables, a large greenhouse, and an olive grove with 465 trees in full production. Irrigation is provided by four artesian wells and an underground water supply.

At the center, a small, private hamlet houses the residences and operational spaces. The 280-square-meter main farmhouse, elegant and functional, is perfect both as a private residence and as a high-end hospitality facility, thanks to its independent yet easily reconfigurable rooms with modern amenities such as underfloor heating, a 12 kW photovoltaic system, and excellent thermal insulation.



All around, a garden of over a hectare, shaded pergolas and views that offer sunsets over the Argentario and views that reach as far as the island of Giannutri.

The large and well-organized agricultural structures offer further development opportunities, from production to quality rural hospitality. They consist of a main annex of 250 m2 with a cellar of approximately 120 m2, as well as two additional annexes of 60 m2 each with the possibility of expansion. All are in excellent maintenance condition, comparable to new.

Located in an area undergoing tourism development, the property today represents a rare opportunity for those wishing to invest in a project that combines land, beauty, and a future.

The information and floor plans are indicative and do not constitute a contractual element.

Energy Class B
Eplgren 86.4 kWh/m2 per year

REF.1680

Property Informations

Address: Strada	Zip Code: 58011
Bedrooms: 6	Bathrooms: 5
Rooms: 14	Internal condition: Excellent
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: On two levels	Total floors: 2
Parking space: Covered	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 10.000 sq.m
Kitchen: Eat-in kitchen	

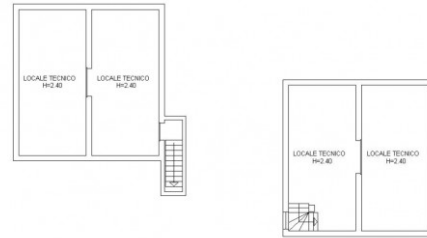








PIANO TERRA



PIANO PRIMO SEMINTERRATO