



## Estate For Sale In Tuscany



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 600,000

#### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Tuscany
Città:	Montieri
Indirizzo:	Strada Provinciale Pavone
Cap:	58026
Pubblicato:	19/07/2024

Descrizione:  
Estate For Sale In Tuscany Italy

Esales Property ID: es5554237

#### Property Location

Strada Provinciale Pavone,

58026 Montieri GR, Italy

#### Property Details

A Haven of Untamed Beauty: Estate Awaits Your Vision in Tuscany's Embrace



Imagine stepping into a realm untouched by time, an estate sprawling over 80 hectares amidst the captivating landscapes of Tuscany, Italy. This exceptional property, nestled between Siena and Massa Marittima in the province of Grosseto, offers a unique opportunity to acquire a slice of paradise and embark on a project fueled by imagination and passion.

### A Tapestry of Two Hamlets:

The estate encompasses two neighboring hamlets, Il Labirinto and Vincenzini, each with its own distinct character and potential. Il Labirinto, a haven of restoration, offers a glimpse into the estate's past life. Several apartments within this hamlet were used as successful holiday rentals until last year, showcasing the potential for income generation. Vincenzini, partially refurbished, awaits your vision to complete its transformation.

### Embrace the Tuscan Splendor:

The estate unfolds on the sun-drenched slopes of Poggio di Montieri, a majestic mountain towering 1000 meters above sea level. Imagine waking up to breathtaking vistas of unspoiled wooded mountains and idyllic fields stretching as far as the eye can see. This pristine location near the village of Montieri offers an escape from the ordinary, a haven of tranquility perfect for those seeking a life immersed in nature's embrace.

### Flexibility for Your Vision:

The estate's versatility allows you to approach its acquisition in a way that perfectly aligns with your aspirations. You can choose to purchase both hamlets as a unified whole, creating a sprawling Tuscan domain. Alternatively, you have the option to acquire Il Labirinto or Vincenzini separately, catering to a more focused vision.

### Unveiling the Potential:

Vincenzini boasts a collection of captivating buildings surrounded by verdant fields and enchanting woods. The main building, encompassing approximately 387 square meters, offers a solid foundation for your renovation plans. Six additional secondary buildings, totaling 323 square meters, provide further space to explore your creative vision.

Il Labirinto, already meticulously restored and ready for immediate habitation, presents a different opportunity. The main building houses three distinct apartments and three service areas, perfect for a multi-generational haven or a potential income source. A large workshop, a charming separate house, and additional outbuildings totaling approximately 333 square meters offer even more possibilities.

### Access and Infrastructure:

The estate is conveniently accessible from the provincial road via a consortium-maintained dirt road stretching for approximately 3.5 kilometers. This leads to a private road solely belonging to the two hamlets. The final stretch of roughly 500 meters between the Labirinto and Vincenzini hamlets requires



upgrades, allowing you to personalize access based on your overall vision for the estate.

### Sustainability at its Core:

The estate draws its water from a pristine, uncontaminated stream that flows through the entire property. This natural resource offers a sustainable solution for irrigation and potential water features. Additionally, the location beside the main Vincenzini building presents a perfect spot for a reservoir or a swimming pool, where rainwater can be channeled for responsible water management. While the Labirinto currently relies on a series of reservoirs fed by a local spring, the possibility exists to connect to the mains electricity line, which is only 100 meters away from Vincenzini.

### Convenience at Your Doorstep:

While the estate offers a secluded haven, the charming village of Montieri lies less than 9 kilometers away. Here, you'll find all the essentials for comfortable living, including a supermarket, a bank, a variety of shops, restaurants, bars, a post office, a police station, a doctor's office, and schools.

### Location, Location, Location:

The estate's strategic location places you within easy reach of captivating Tuscan destinations. Siena, a cultural gem, is a mere 53 kilometers away, reachable in approximately 1 hour and 15 minutes. For a touch of coastal charm, the seaside town of Follonica awaits you at a distance of 40 kilometers, accessible in a 50-minute drive. Airports are also conveniently located, with Pisa International Airport 151 kilometers away (approximately 2 hours) and Florence International Airport 107 kilometers away (approximately 2 hours).

### A Haven for Dreamers:

This is not your typical luxury estate in Tuscany. This is a haven for the intrepid dreamer, a place that ignites the imagination and beckons you to embark on a visionary adventure. The existing structures offer a multitude of possibilities, easily adaptable to create several housing units of various sizes. Imagine transforming this estate into a flourishing retreat center, a haven for ecological holidays built on sustainable principles, or a private sanctuary tailored to your unique desires.

This exceptional estate in Tuscany is not just a collection of buildings; it's a canvas waiting to be painted with your dreams. Whether you envision a flourishing business venture, a multi-generational family estate, or a private haven for artistic exploration, this property can be transformed into a reflection of your deepest aspirations. Contact us today to schedule a viewing and embark on your journey to create a legacy in the heart of Tuscany's captivating embrace.

## ABOUT THE AREA

Nestled amidst the verdant hills of Tuscany, Italy, lies the charming village of Montieri. This captivating



gem, located in the province of Grosseto, offers a unique blend of history, natural beauty, and a warm, welcoming atmosphere. Imagine strolling along narrow, cobbled streets lined with traditional stone houses adorned with colorful flower boxes. Friendly locals greet you with a smile, and the aroma of freshly baked bread fills the air, a testament to the village's longstanding traditions. Explore the historical heart of Montieri, where remnants of the past whisper stories of a bygone era. The imposing medieval castle, Castello di Montieri, stands as a sentinel, showcasing the village's rich heritage. Step inside the charming Romanesque Church of San Giacomo, its intricate architecture and artistic treasures offering a glimpse into Montieri's religious history.

Beyond its historical charm, Montieri is a haven for nature lovers, nestled within the embrace of the Colline Metallifere Natural Park. Hike through rolling hills carpeted with vineyards and olive groves, breathing in the fresh Tuscan air and soaking in the breathtaking panoramas. Explore hidden waterfalls cascading down moss-covered rocks, or embark on a bicycle tour through the park's scenic trails. The nearby Farma River offers a refreshing escape on a hot summer day, perfect for swimming, kayaking, or simply relaxing on the banks and enjoying the tranquillity of nature. In the evenings, gather in the village square, Piazza della Repubblica, a vibrant hub of activity. Savor delicious local dishes at traditional restaurants, sample regional wines at cozy cafes, and immerse yourself in the warm and welcoming spirit that defines Montieri's unique charm.

Montieri's strategic location makes it an ideal base for exploring the wider Tuscan region. The bustling city of Siena, renowned for its medieval Palio horse race, lies just a short drive away. Venture further and discover the captivating coastal towns of the Maremma region, with their pristine beaches and fresh seafood offerings. Whether you seek historical exploration, cultural immersion, or a taste of traditional Tuscan life, Montieri offers a captivating starting point for your unforgettable Italian adventure.

#### MAiN FEATURES:

- \* 1043m<sup>2</sup> of living space
- \* 800000m<sup>2</sup> plot
- \* 20 Bedrooms after redevelopment
- \* 10 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Italy fast online

#### **Comune**

Camere da letto:	20
Bagni:	10
Finito piedi quadrati:	1034 mq



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

Virtual tour URL: [https://www.youtube.com/embed/yTWVBa4fZGY?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/yTWVBa4fZGY?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## **Contact information**

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