



Category: Farmhouse

Location: Castiglione della Pescaia

Province: Grosseto

Rif: 429

Premises surface: 910

Price: 2.100.000,00

Reference: 429

N° bagni: 9

N° Camere: 9

Villa with Pool with Farmhouse with wonderful Sea View. Castiglione della Pescaia Farm with Agriturismo in Castiglione della Pescaia represents a unique investment opportunity in the heart of Maremma, Tuscany. Situated in a dominant position, the property enjoys a breathtaking view of the sea of Castiglione della Pescaia. Master Villa: main house of 146 m², with 3 bedrooms, 2 bathrooms, lounge, kitchen and large veranda with sliding glass doors overlooking the sea. Farmhouse: four apartments on two lots (130 and 103.6 m²) with kitchen, for a total of 6 bedrooms and 4 bathrooms. Agricultural Annexes: 137 m² garage with habitable heights, 44 and 350 m² warehouses, the latter convertible into accommodation facilities. Land: 7 hectares of land with 1,700 olive trees in production, intended for the production of extra virgin olive oil. The farm, active since 2001, has a consolidated clientele and excellent profitability. Located just a few km from the charming village of Castiglione della Pescaia, this agricultural property with agriturismo represents a unique opportunity to invest in Tuscany. Situated in a dominant position, this splendid estate offers a panoramic view up to the sea. Castiglione della Pescaia, with its medieval origins and panoramic views of the coast, is one of the most popular destinations in Maremma and Tuscany, attracting visitors from all over the world. The village, nestled on a hill overlooking the Tyrrhenian Sea, preserves a medieval wall and the magnificent Rocca Aragonese, symbols of its centuries-old history. In addition to a rich cultural heritage, Castiglione offers Blue Flag beaches and an unspoiled natural environment, making it the ideal place for those seeking tranquility and authenticity. The property and the farmhouse immersed in this idyllic setting, the property extends over a large plot of land that embraces rolling hills and offers a panoramic view all the way to the sea. The growing demand for accommodation in natural and quiet settings, far from cities, adds further value to the property's tourist potential, especially in an area like Maremma, renowned for its beauty and authenticity. Agricultural potential and future development In addition to the agritourism, the property boasts approximately 1700 olive trees in production, dedicated

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market, represents an important source of income. The combination of hospitality and agricultural production makes the investment particularly versatile, with earning potential in both the tourism and agri-food sectors. The property also offers numerous possibilities for expansion: a 350 m2 warehouse can be converted to host events, wine tourism activities, or to develop a small wellness center. These projects could attract an even wider and more diverse clientele, further enhancing the business. An investment in Maremma with unique potential. Investing in this property means entering a natural and historical context of inestimable beauty and fully experiencing the authentic spirit of Tuscany. With an already established and consolidated business and with further development opportunities, the Castiglione della Pescaia estate represents a rare opportunity for those who wish to invest in the heart of Maremma, where tourism and agriculture blend together in a perfect balance of beauty, profitability and history.











