



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Grosseto (GR) STRADA GRILLESE 1 7

### Beautiful winery near Grosseto

The farm is located in the Montebottigli area in an extremely panoramic position on the border between the municipalities of Grosseto and Magliano in Toscana, 8 km from the city and 3 km from the Aurelia highway.

The hilly position allows you to enjoy a unique panorama that goes from the sea, to the Uccellina Natural Park, to Montebottigli, in a succession of vineyards and pastures.

A profitable tourist-receptive activity has also been active for years in the villa, with excellent income results.

A new vineyard of about 4 ha has recently been completed.

The villa is on three floors and consists of a main building unit with a flat attached.

The villa is a jewel of beauty and tranquillity, from the top of the hill on the farm of the same name it dominates the vineyards all around and from which one can see the Maremma Natural Park on one side and the sea on the other.

The renovations and interior design have thought of everything a guest could wish for to enjoy a dream holiday. The villa offers an optimal setting both for holidays for family groups and friends of 10-16 persons (it is currently used for agritourism activities) and as a representative villa or prestigious residence.

Large, elegantly furnished spaces, privacy, well-kept and well-divided rooms on three floors:

- The sleeping area on the first floor, consisting of 6 rooms all with bathroom of which 3 are mini-suites,
- The ground floor area consisting of dining room, kitchen and living room and then the wellness and relaxation area equipped with a Turkish bath and gym.

The park surrounding the villa captures the essence and spirit of the place, harmonious and generous with Mediterranean scents, alternating green spaces with flowerbeds and aromatic plants, with a large solarium around the swimming pools, water features and an outdoor Jacuzzi.

The wine cellar is located on the farm in the middle of the vineyards below the beautiful Villa .

It covers an area of about 1200 square metres, of which 800 square metres is the cellar on the partially basement floor.

The structure is made of bricks and was built with care and attention in the choice of materials, in order to integrate as much as possible with the surrounding rural environment.

The upper floor of the building is used as offices, tasting room and caretakers' quarters.

On the basement floor, the door opens with a spectacular view of a single-room wine cellar characterised by the typical terracotta vaults of the Tuscan tradition.

The estate's wine cellar is the flagship of an exceptional wine production that is highly appreciated thanks to the approximately 12 hectares of vineyards on the property.

The Maremma is one of Tuscany's most fascinating territories, where progress has not affected the ecosystem that can be admired today in all its beauty. You are spoiled for choice between a day by the sea on the Silver Coast, or an excursion to Etruscan and Roman sites, medieval villages, on the trail of the Medici, Orsini and Lorraine families, and the many museums of the m



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## INFORMATION

Ref.	Toscana 003
Type	Sale
Category	Villa
Price	3,990,000.00
Annual Expense	
Year	1700
Energetic Class	D 87.45

## NUMBER

Rooms	14
Bedrooms	6
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	1940
Garden	140700
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Garden	Private	Furniture	Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	No	Energy source	LPG Heating
Hot Water	Independent	Cooling	Fan Coil	Fixtures	Wood
Doors	Excellent	Floors Living Room	Tile	Floors Bedrooms	Parquet
Floors Kitchen	Tile	Floors Bathroom	Parquet		

## ACCESSORIES

Swimming pool

## IMAGES

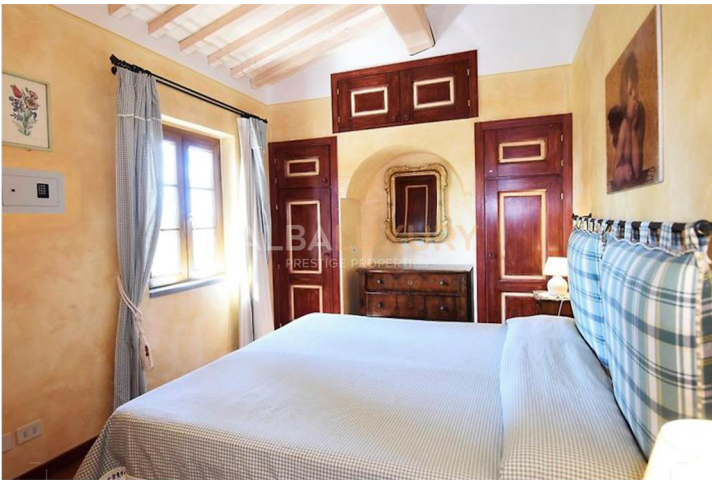


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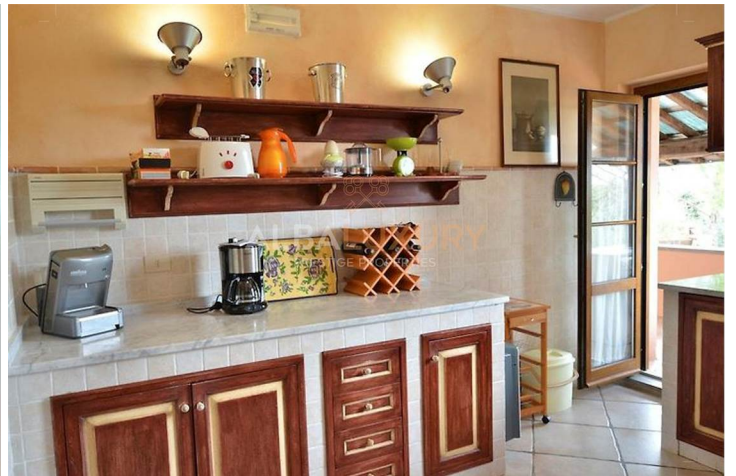


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