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Coldwell Banker First
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Estate for Sell in Campagnatico - Area: Campagnatico

Grosseto, GR

1.900.000€



Contact info



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Description

An estate in the heart of the Tuscan Maremma, among olive groves and breathtaking views.

In the heart of Maremma, among the rolling hills of Campagnatico and Grosseto, lies “L’Anichino”: a 50-hectare certified organic farm, with a finely restored farmhouse and an approved project to build a 50-bed resort.

A unique location

- Dominant position, immersed in the most authentic nature.
- Just minutes from the Roselle archaeological site, Grosseto train station, and Grosseto airport, with excellent access to the SS1 Aurelia and the E78.

Certified organic agricultural production

- Olive grove with 3,900 Tuscan PGI trees for three varieties of organic extra virgin olive oil.
- Orchard, vineyard, and 11 hectares of arable land ideal for winemaking expansion.
- Woodland and hunting reserve “La Scagliata”.

The main farmhouse

- Independent apartments already equipped for hospitality, with a total of 18 beds.
- 130m2 common area with a 90m2 panoramic loggia: the spectacular “Terrace on the Maremma”.
- Swimming pool, rock cellar, artesian well, rainwater cistern, barbecue area, and parking.

Project approved: resort with 50 beds

- Indoor swimming pool, wellness center, recreation areas, nature trails.
- Possibility of helipad thanks to the dominant position without obstacles.
- Permits for the construction of an underground agricultural shed with a company olive press, butcher’s shop, and a solar spa with a photovoltaic system.

A rare opportunity

“L’Anichino” is more than just a farm: it’s a life and business project, ready to transform into an exclusive eco-resort in the heart of the authentic Maremma.

Details

 Property ID: CBI002-486-178	 Surface: 600.00 m²
 Rooms: 10	 Bathrooms: 10
 Energy Class: D	 Bedrooms: 10

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **600.00 m²**



Rooms: **10**



Bedrooms: **10**



Bathrooms: **10**



Kitchen: **Habitable**



Position: **Agricultural area**



Balconies: **Presente**



Garden: **Private,**



Terrace: **Present**

Images





