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Rustic/Farmhouse/Court for Sell in Capalbio - Area: Capalbio Scalo

Strada, Grosseto, 58011 (GR)

4.700.000€

Contact info

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Description

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 250 m2 double-height annex with a cellar of approximately 120 m2, as well as two additional 60 m2 annexes with the possibility of expansion. All are in excellent 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

Details

Property ID: CBI026-26-1680	Surface: 962.00 m²
Rooms: 18	Garden: Privato, 10.000 sqm
Bathrooms: 9	Energy Class: B EP glnr: 86.40 kwh/m²
Bedrooms: 6	

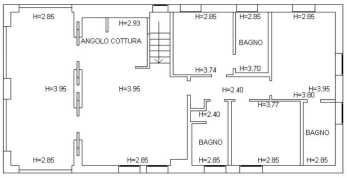
Property Features

- Floor: On two levels
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 962.00 m²
- Rooms: 18
- Bedrooms: 6
- Bathrooms: 9
- Kitchen: Habitable
- Position: Touristic
- Shower: Yes
- Parking space: Covered
- Garden: Private, 10.000 sqm
- Fireplace: Yes
- Terrace: Present

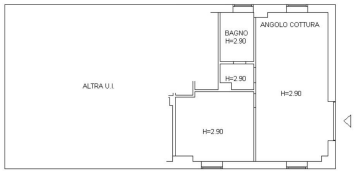
Nearby

- Gyms
- Spa
- Football Fields
- Fitness Centers
- Tennis Courts
- Bike Lanes
- Playgrounds
- Railway Station
- Public Transport
- Kindergarten
- Elementary Schools
- Schools
- High Schools
- Cafe
- Post Offices
- Shopping Centers
- Municipal Offices

Images



PIANO PRIMO



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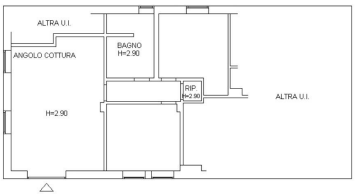

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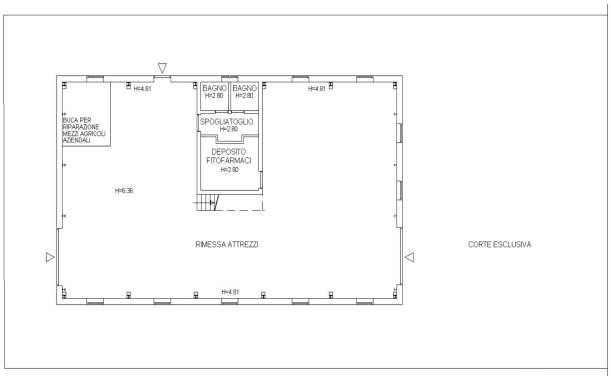

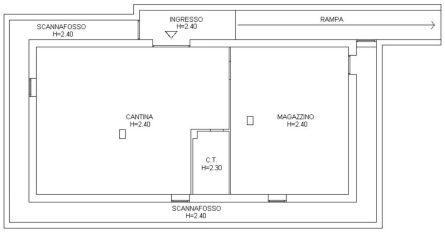

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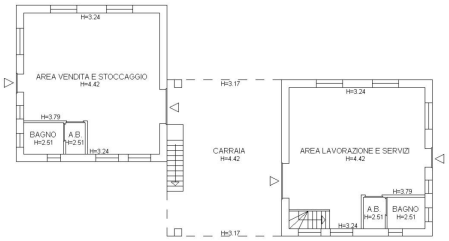

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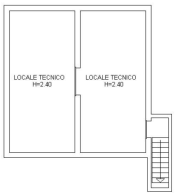

PIANO PRIMO SEMINTERRATO