

Casale Marittimo – Toscana

# CONFIDENTIAL NEGOTIATION Manor house and olive farm with 24ha and wonderful sea view

Property ID: Immo-2021-119



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LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 240.000 m<sup>2</sup>

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## At a glance

Property ID	Immo-2021-119
Living Space	ca. 400 m²
Available from	According to the arrangement
Rooms	10
Bedrooms	5
Bathrooms	3

Commission	Subject to commission
Total Space	ca. 440 m²
Usable Space	ca. 0 m²
Equipment	Terrace, Fireplace

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	18.01.2030	Final Energy Demand	164.30 kWh/m²a
		Energy efficiency class	G



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## The property



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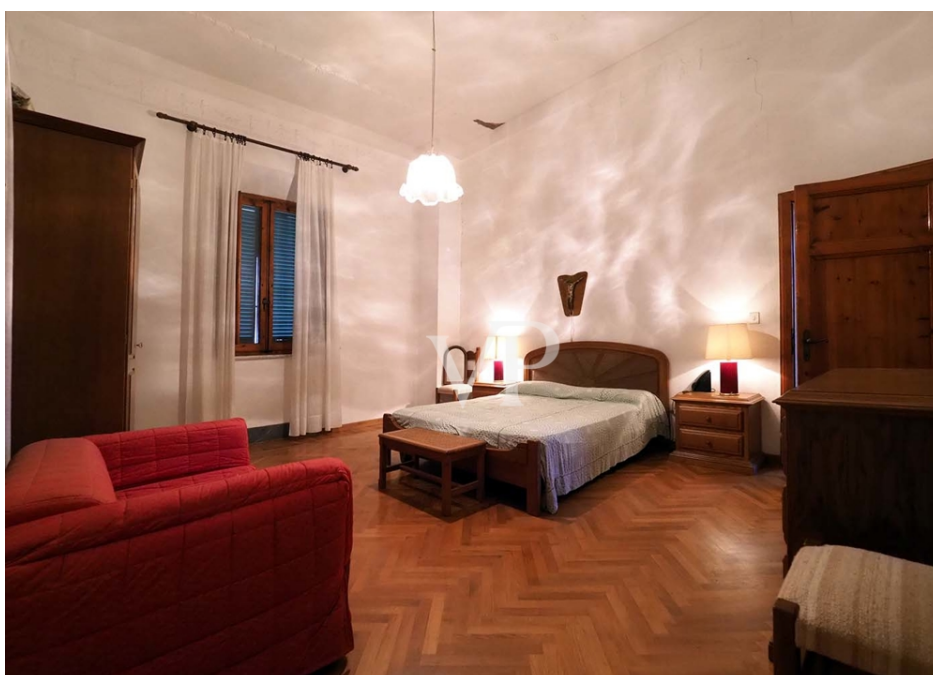
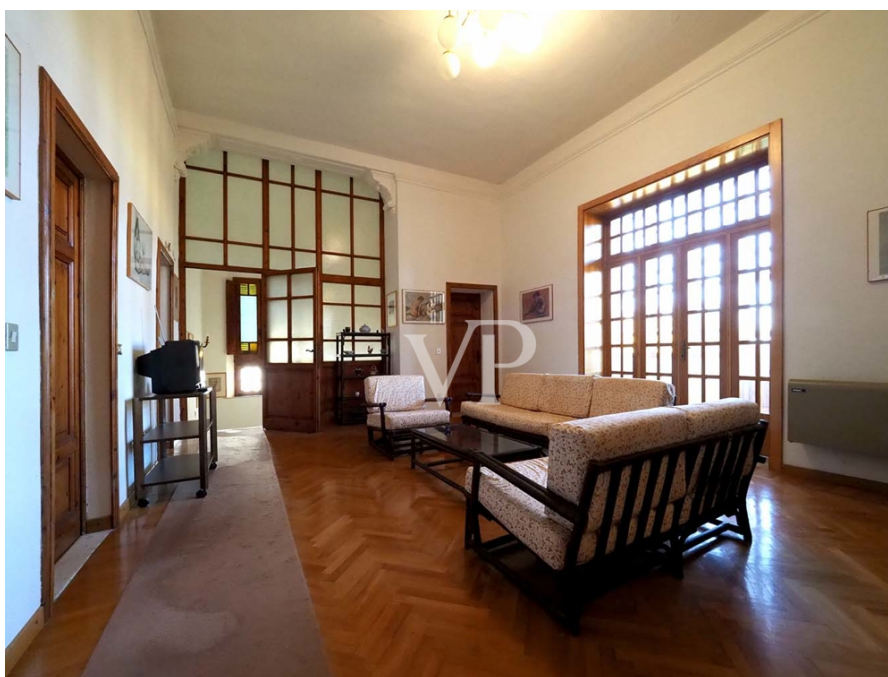
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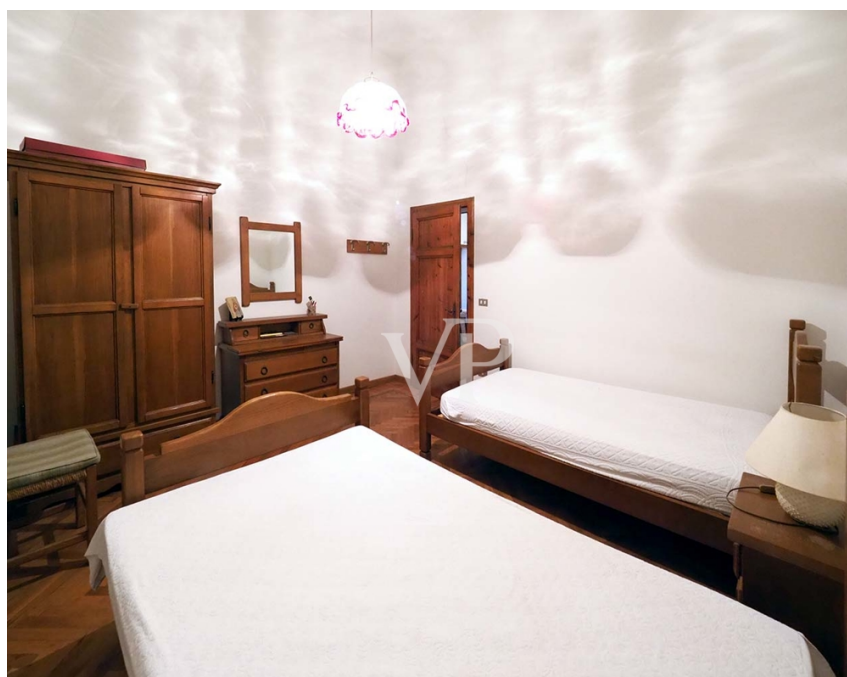
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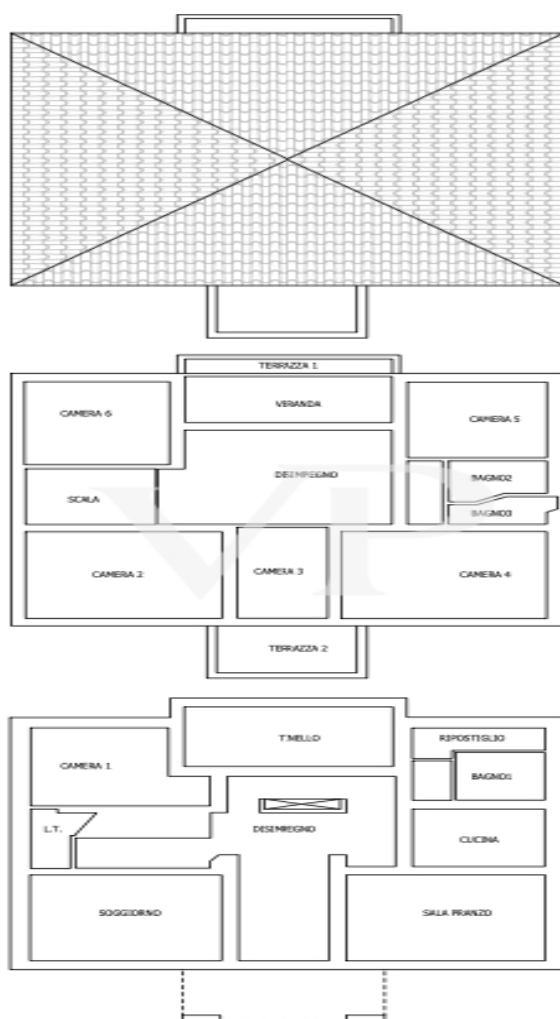
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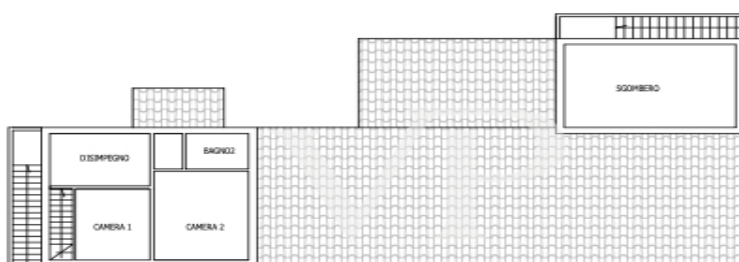
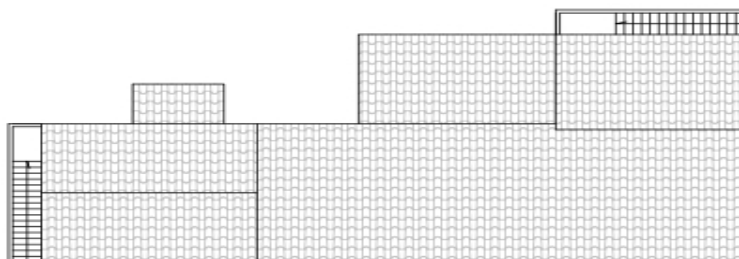


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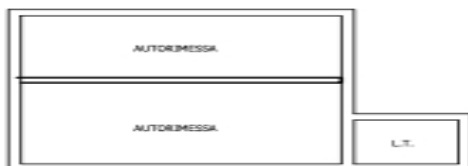
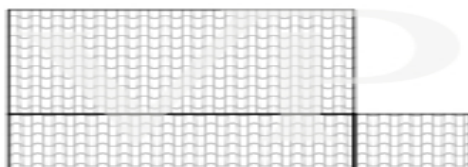
## Floor plans



VILLA



FABBRICATO - B



FABBRICATO - A

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A main villa, a Tuscan rustico with sea view in need of restoration, an olive farm in full (and excellent) production, exceptional potential as a winery - and so much more, this property cannot be encapsulated in a single description, but all the parts that compose it however highlight a common denominator: an oasis of peace with stunning views over the Etruscan Coast. The property is completely fenced and an electric gate facilitates access from the road, after which we proceed on an internal road in excellent condition that leads us to the main Villa. Next to this, which offers large spaces typical of the 20's of the last century, with lounges and halls on the ground floor and 5 bedrooms with two bathrooms in addition to an interior lounge and a beautiful closed veranda, there are some agricultural volumes, in the past the house of the farmer in charge of maintenance of the entire property with his family, the stables and other service areas. Some tall trees protect the villa from the summer heat and every corner is distinguished by the enchanting view of the sea and the surrounding countryside. The olive groves extend for about 10 hectares and are planted with a modern concept of monocultivar - each variety of olive tree occupies a different area, thus allowing the selection of oil, for a production of the highest quality. All the olive groves have an irrigation system, fed by the property's own well which ensures a constant and abundant flow of water, well above the average for the area. One hectare of vineyard and the remaining area of coppice wood conclude the land surrounding the villa, It is easy to see that the inclusion of the Casale Marittimo area in the Montescudaio D.O.C. area could also suggest an expansion in wine production. In addition to the planting of further vineyards, the spaces will also allow for the creation of a wine cellar and all the related technical rooms.

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## Details of amenities

- The main villa, probably dating back to the early '900, has a regular square plan, with living area on the ground floor and sleeping area on the first floor, is currently habitable with minor extraordinary maintenance works.
- The rural buildings, dating back to an unproven date and in any case built before 1967, present regular shapes typical of rural architecture, with a building for residential use, stables, a drying room and a cellar. The buildings show signs of wear and tear and need extraordinary maintenance or building renovation.
- The agricultural land is currently in production planted with olive trees, vineyards and woodland, are in perfect condition of maintenance both from a hydrogeological and agronomic point of view.

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## All about the location

Casale Marittimo extends south of the Cecina river on an inland hill called Poggio al Pruno, which dominates a vast panorama of the Tyrrhenian coast. The sea, pinewoods and beaches are just a few kilometres away and the islands of the Tuscan archipelago: Elba, Capraia and Gorgona are clearly visible. The historical center of medieval origin, having remained almost intact until today, shows elements of considerable architectural interest. Of the castle, ancient garrison in defense of the coast and the valley, remain the remains of the walls. This ancient village, nestled in the green hills of Pisa, offers the possibility of walking, horseback riding, biking and contact with nature. In Casale the presence of foreign abitants is constantly increasing. The town of Casale, of ancient Etruscan origin, boasts important archaeological finds, including the famous "tholos" tomb, with cylindrical drum and central pillar of the sixth century BC. (currently in the Archaeological Museum of Florence). Important center also in the Roman period, has returned the remains of an important villa whose construction is traced back to the golden age of the Empire. The remains of the medieval Casale castle (in particular the walls incorporated into the urban fabric) and the Palazzo Rocca are still visible. Casale shows the typical evolution of a village, built around a residential rock that follows a development in successive rings taking into account the walls. In fact, traces of two distinct castles have been found, a "Casale Vecchio" and a "Casale Nuovo", corresponding to the current Casale Marittimo, perhaps risen following the destruction of the first one. Casale Nuovo, chief town of Pieve, was a feud of the Counts Della Gherardesca until the XV century, after which it passed under the dominion of Florence.

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## Other information

Purchase Requirements: The eventual purchaser must have, at the individual or corporate level, the status of a Professional Agricultural Entrepreneur (or must in any case have it prior to the finalization of the purchase and sale), so that the tax benefits provided by the legislature, regarding the purchase and sale of farms between such persons, are applicable;



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## Contact partner

For further information, please contact your contact person:

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