

**Pari - Toscana**

## **Exclusive country estate with restored natural stone casale, vineyards, two pools and land in Maremma**

**Property ID: IT262943039**



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**PURCHASE PRICE: 1.790.000 EUR • LIVING SPACE: ca. 750 m<sup>2</sup> • LAND AREA: 700.000 m<sup>2</sup>**

**Property ID: IT262943039 - 58045 Pari - Toscana**

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT262943039            |
| Living Space         | ca. 750 m <sup>2</sup> |
| Year of construction | 1700                   |

|                |                         |
|----------------|-------------------------|
| Purchase Price | 1.790.000 EUR           |
| House          | Service area [motorway] |
| Commission     | subject to commission   |
| Total Space    | ca. 750 m <sup>2</sup>  |
| Equipment      | Swimming pool           |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Underfloor heating                                                          |
| Power Source       | Solar                                                                       |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## A first impression

In the most authentic heart of the Tuscan Maremma, between the provinces of Grosseto and Siena, lies Podere Casalino: a property of rare charm immersed in more than 70 hectares of unspoiled nature, where privacy, landscape and tradition come together in a context of absolute value.

The estate enjoys a strategic and reserved position at the same time: easily accessible, only 8 km from the state road, it is about 32 km from Siena and 55 km from the beaches of Castiglione della Pescaia. Set within the Basso Merse Nature Reserve and facing the Bogatto Reserve, the property is bordered by the Farma and Ombrone rivers, with an open view of the Montalcino hills. Just minutes away are the renowned Petriolo Spa and the charming medieval village of Pari.

The estate is surrounded by centuries-old oak trees and includes:

- 4 hectares of recently planted DOC Montecucco vineyards
- about 1,000 olive trees
- 25 hectares of arable land
- about 32 hectares of woodland

The main farmhouse, of about 750 square meters, dating back to the 18th century, has undergone a careful conservative restoration, carried out in full respect of the original structure and enhanced through authentic and high quality materials, such as chestnut beams, terracotta floors and original bricks.

The rooms convey the timeless charm of Tuscan dwellings, combined with the most modern comforts thanks to technologically advanced and eco-sustainable systems: underfloor heating, solar thermal panels, latest generation wood boiler installed in 2022 and 6 kW photovoltaic system under construction.

The property is completed by:

- technical room of about 36 sqm used in part as laundry and warehouse
- agricultural shed of 120 sqm
- two panoramic swimming pools surrounded by greenery

Podere Casalino represents an ideal solution both as a prestigious private residence and as a high-level investment in the hospitality, agritourism or wine sector, in one of the most sought-after and authentic areas of Tuscany.

**Request: € 1,790,000.00**

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## **Details of amenities**

### **DISTANCES**

**Siena approx. 32 km**

**Castiglione della Pescaia approx. 55 km**

**Petriolo spa approx. 7 km**

### **LAND / AGRICULTURAL ACTIVITIES**

**4 hectares of newly planted DOC Montecucco vineyard**

**approx. 1,000 olive trees**

**25 hectares of arable land**

**about 32 hectares of woodland**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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