

Villa for Sale to Castellina Marittima : Le Badie



500 square meters | : 3 | : 4 | : 7

Castellina Marittima - Tenuta 3 Sorgenti, suggestive 103 ha property with woods, olive groves and vineyards set in the Tuscan hills overlooking the sea. Tenuta 3 Sorgenti, characterized by lush nature and breathtaking views, with its uncontaminated land, is a corner of biodiversity with infinite potential. For decades it has been an ecological oasis, an experiment in integration between domestic and wild crops which have enhanced its organoleptic qualities. The ancient mansion, the heart of the property, is a stone building of approximately 300 m2, renovated years ago respecting the original architecture and is surrounded by small botanical gardens with medicinal and aromatic plants. The villa, on the ground floor, is composed of a two-room apartment with bathroom and a large common area, while on the first floor there is a terrace with an extraordinary view of the sea, a large living room, a kitchen, two bedrooms, and a service. A few steps from the house there is a large garage for the storage of agricultural equipment, wood and hay. The first six hectares of land belonging to the estate are fenced and constitute a closed land inaccessible to outsiders. The natural conformation of the property protects the privacy and safety of its guests as the estate is accessed via two kilometers of private road through a gigantic private forest with trees and shrubs typical of the Mediterranean scrub. The connection to the electricity grid is underground and completely invisible. The estate produces electricity thanks to a solar system. In addition to the main spring, the property has two other sources of pure, drinkable water. Thanks to these facilities it is possible to build a sauna, a swimming pool, a tennis court, stables with various horse riding trails, as well as other improvements. The oil forest contains over two thousand plants of the Leccino, Frantoio, Pendolino and Moraiolo varieties, whose production is certified in the laboratory with parameters that qualify it for pharmaceutical use. The young vineyard is made up of varieties of Sangiovese, Syrah and Cilieggiolo, as well as a dozen ancient native and foreign varieties not registered. The construction of a fence along the entire external perimeter of the estate makes the area impenetrable to outsiders and it is by virtue of these numerous characteristics that its purchase is not just a question of prestige. In addition to the beauty of the property, the economic return from oil and wine production can be higher than that of many agricultural productions.

Estate Dimensions:

Overall size - 103 ha
Arable land and pasture - 10 ha
Forest - 80 ha
Olive grove - 7.3 ha expandable to 97.3 ha
Vineyard - 6000 m2 expandable to 90.6 ha

Property details

---> **Codice** <---: Castellina Marittima. Villa

---> **Motivazione** <---: Sale

---> **Tipologia** <---: Villa

Region: Toscana

---> **Provincia** <---: Pisa

---> **Comune** <---: Castellina Marittima

---> **frazione** <---: Le Badie

---> **Prezzo_Richiesto** <---: € 1.230.000

---> **Totale_mq** <---: 500 square meters

---> **camere** <---: 4

---> **bagni** <---: 3

---> **Locali** <---: 7

: 2

: Yes

: Shed

Features

Tv Antenna: Autonomous

Wiring: Up to standart

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







