Sixteen acres of Tuscany: River, Olive Trees, Freedom

€ 250,000

The Land:
Your own corner of Tuscany

- 16 acres of land bordering the Albegna river
- Century-old olive plants
- Lake
- Young orchard with mixed trees

The Freedom:
Possibility to complete an off-grid eco-house

- 258 m^2, 3-storey, 2-bedroom, 2-bathroom
- Conservatory
- Car port (with PV panels)
- Rainwater collection tanks

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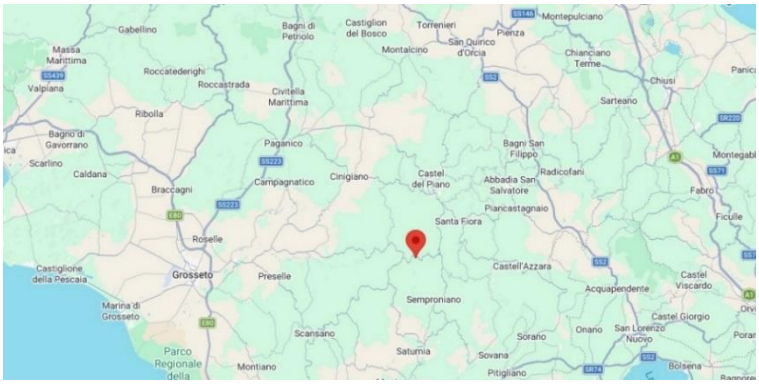
Location

The property is situated in the quiet and secluded valley where the Albegna River originates. It is bordered by the river itself, and a charming spot can be easily reached on foot where it is also possible to take a plunge.

The area is in between the picturesque Mount Amiata, the world-famous Saturnia hot springs, and the most natural Tuscan coast, the Maremma coast. The city of Grosseto is a 50-minute drive away.



Project

The house is currently under construction and is offered with **approved planning permissions**. The project is highly ecological and consists of a lower ground floor, and two floors above ground made of a **timber structure and straw bale insulation**. Outside lime plastering and inside clay plastering complete the structure together with a **ventilated roof** covered with traditional roof tiles.

- On the lower ground floor a basement, a larder, and the technical room.
- On the ground floor the living room, the kitchen, and a bathroom.
- On the first floor a double bedroom, a single bedroom, a studio room, and a second bathroom.

The house is **off-grid and self-sufficient** (no bills!). There is no sewage system required, **compost toilets** convert the human waste directly into manure. Rainwater is collected into two 30-m^3 tanks and mixed with water from the existing well. A filtering system then provides the water for the house. Grey water is treated by a **phytoremediation system** in the conservatory. Electricity is produced by a **PV array** to be mounted on the existing car port and is stored in batteries. Hot water is produced by a heat pump. A south-facing large conservatory is part of the project adding an extra 38 m^2. Thanks to the conservatory and the high thermal insulation of the straw bale walls **the house can be heated using only a wood-burning stove**. The kitchen project also includes a wood-burning kitchen range.

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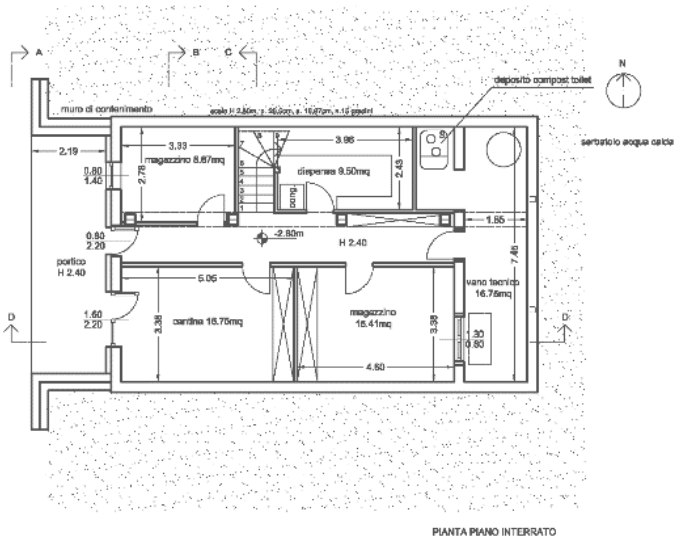

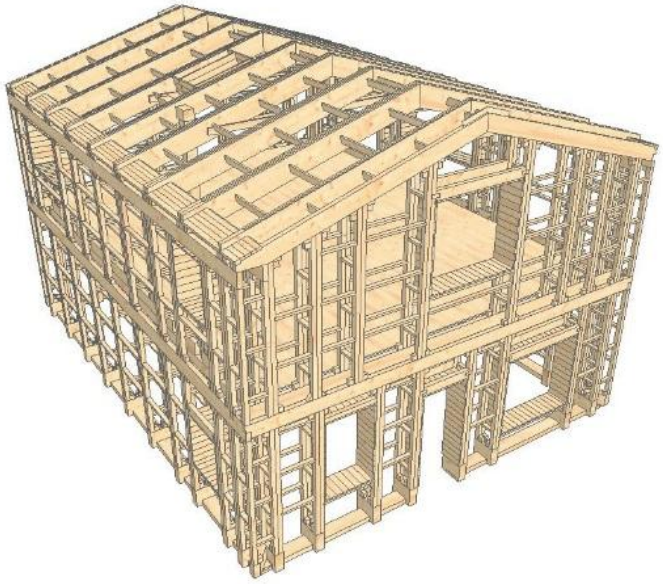

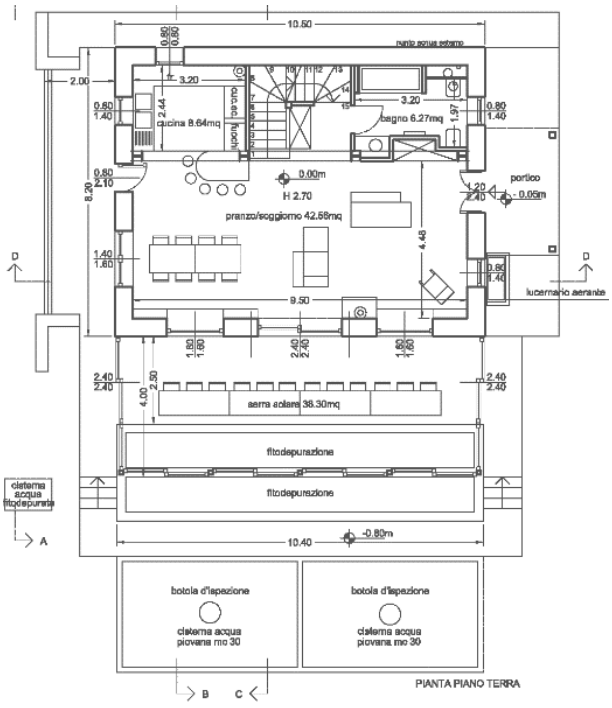

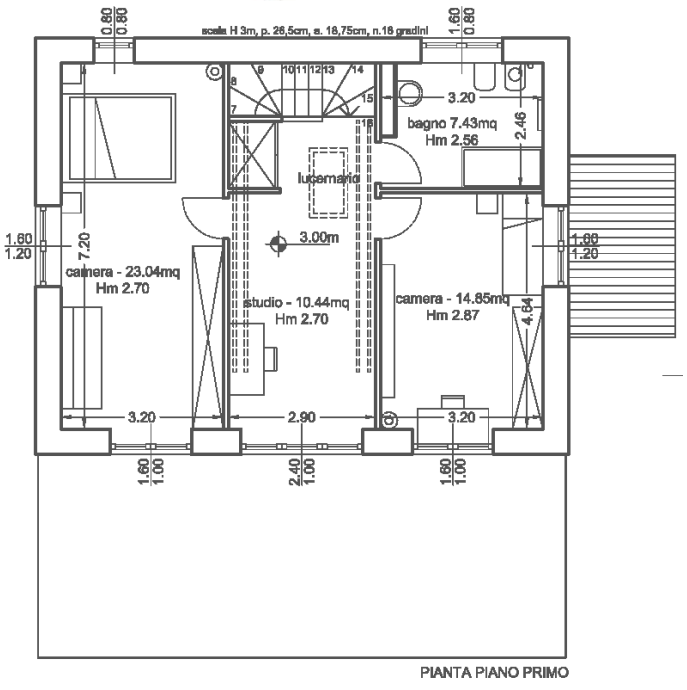

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Construction site

A small lake of 200 m^2 surface is part of the project and already present. The structure of the water tanks is completed. The house construction is currently at the lower ground floor level, the perimeter wall to be completed. Most materials are available on site. **Materials have been paid for and they are included in the sale price**. Specifically:

- bricks and rebars to complete the lower ground floor,
- the timber structure of the whole house including the roof and the tiles,
- all the windows, only excluding the south side and the conservatory.

The additional costs to complete the project have been estimated with the following two options:

1. self-building: € 150,000
2. using a construction company: € 300,000

Adding the asking price, a complete house would cost € 550,000 (option 2). In comparison, an ecological house with land in the area has market values of above 3,000 €/m^2 and would have a total cost of € 800,000.

Foundations and basement wall

Rainwater collection tanks

Lake

Car port

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Land and other structures

The building permissions for the volume of the house has been obtained recovering volumes from other pre-existing structures, but a barn is still present, 2 floors of 30 m^2 each. This barn can be converted into a second smaller house, or demolished to extend the main house under construction. The barn is currently a storage place, and it comes with a wood burning stove on the first floor and a wood burning kitchen range on the ground floor.

The house is surrounded by 16 acres of land that includes century-old olive trees and a young orchard with prune, almond, peach, and apple trees. The rest is arable land or suitable for grazing animals. Agricultural tools and implements are offered separately.

Property map

Barn

Field with a view towards Roccalbegna

Wheat field

Albegna River

Almond tree

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Olive groves

As detailed in the picture below, there are **two separate olive groves, totalling 58 trees, most of which are a century old and of the local *olivastra seggianese* variety**, a cultivar widely sought for its excellent nutritional and flavour characteristics. Average annual production harvested semi-manually has been around 700kg olives with an oil yield of 17%. Occasional peaks of 1,000kg olives with oil yields of 21% have been experienced.

Variety/Field	A	B	Total
Frantoiano	0	2	2
Moraiolo	0	6	6
Olivastra	43	7	50
Total	43	15	58

Field A, east side

Field A, north side

Field B, north side

Field B, west side

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Nearby towns and local amenities

The property is part of the Roccalbegna County, with the village being 3km away. The services provided in the village are a bank, a post office, schools, a pharmacy, first-aid nurses, a bar, a hotel, two restaurants, grocery stores and a hardware store. More services can be found in the area of the renowned Santa Fiora, and in the area of the nearby villages of Arcidosso and Castel del Piano, where a hospital can be found. Connections are provided by the local bus company. The city of Grosseto (pop. 82.000) is 45km away, with major services such as train connections.

Roccalbegna is part of Tuscan Maremma, an area prevalently agricultural. From the plains to the hills today it is still possible to find peace and quiet. Light pollution is minimal, making it a favourite spot for passionate astronomers. To the south, a 40 minute drive away, are the acclaimed hot springs of Saturnia. Moving towards the north and east, other hot springs are found such as Petriolo, Bagni S. Filippo and Bagno Vignoni, in the middle of the celebrated Val d'Orcia. Also 40 minute drive away the Mount Amiata can be reached, where it is possible to ski, walk, and experience tree climbing parks. The coast to the south of Grosseto is mostly untouched and encompassed by the Parco Regionale della Maremma, a natural reserve. The coast touches the picturesque towns of Talamone, Orbetello, Ansedonia, and Capalbio up to the Argentario promontory, where the scenic villages of Porto S.Stefano and Porto Ercole are found. The coast to the north of Grosseto up to Castiglione della Pescaia, Follonica, and Piombino, hosts organized beaches and romantic bays. The sea offers a spectacular view towards the famous Tuscan islands, such as Elba, Giglio, and Montecristo.

Roccalbegna
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Elba Island
Thhe at English Wikipedia, CC BY-SA 3.0, via Wikimedia Commons

Mount Amiata
Ligadue, CC BY-SA 4.0, via Wikimedia Commons

Hot springs of Saturnia. Mulino Waterfall
© Raimond Spekking

This is a direct sale, no real estate agency fees involved

To arrange a viewing call or message (also WhatsApp) the owner:
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