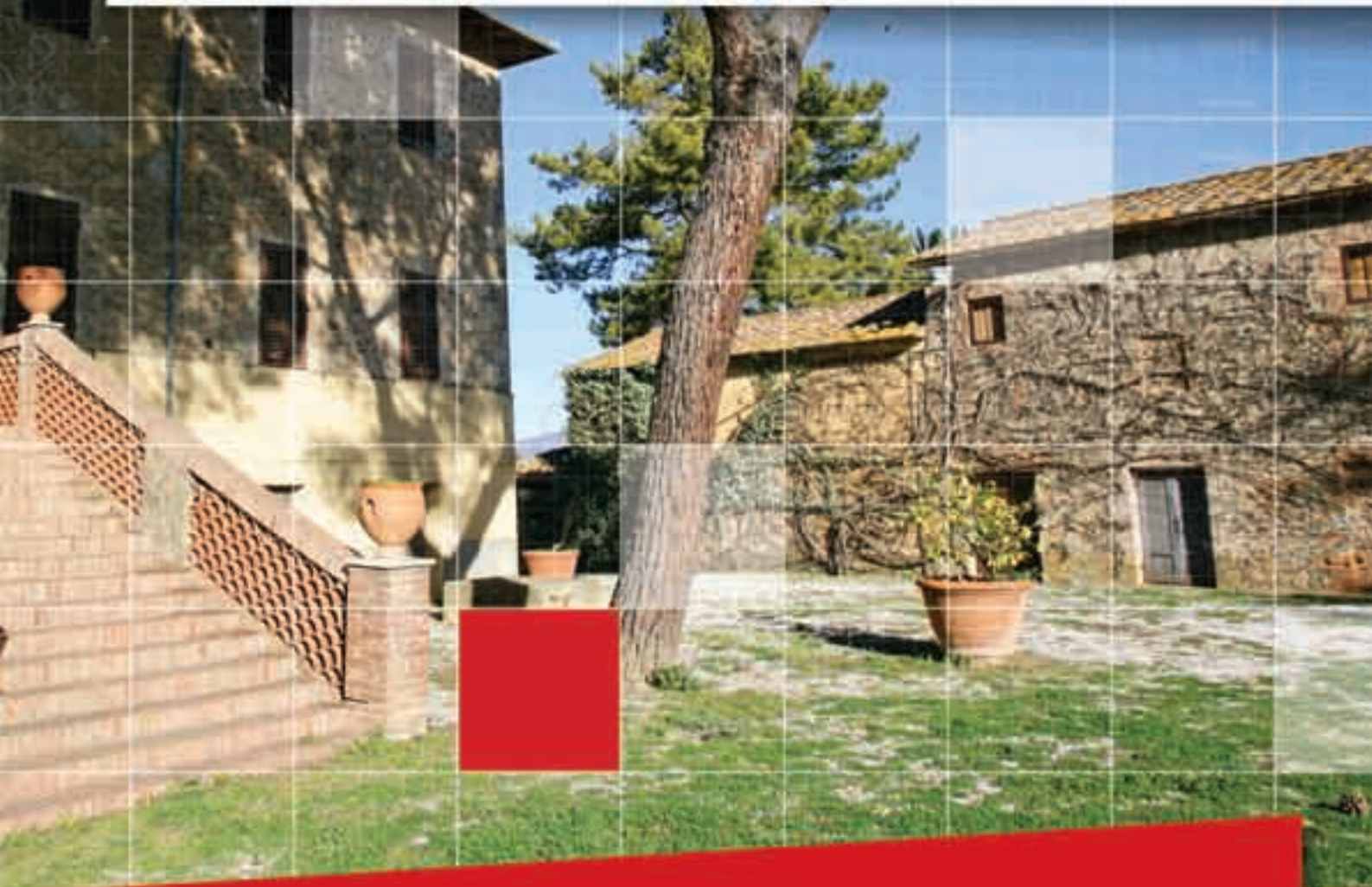




Invest in Tuscany



La Pescaia
Villa Tolomei Complex
Roccastrada
Grosseto

Tuscany:
the natural choice
for your investment
in Real Estate

MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

La Pescaia

Villa Tolomei Complex

Roccastrada - Grosseto



Overview

La Pescaia-Villa Tolomei is a farming estate located in the heart of the Tuscan Maremma, twenty minutes from the sea and very close to the slopes of Mount Amiata. Located in Sticciano, within the municipality of Roccastrada, 35 km from Grosseto and 60 km from Siena, the estate stretches over 150 hectares and includes the family villa, the family chapel, various lodgings, storerooms, stables, an oil mill, a small stud farm of thoroughbred horses, grazing land, a hunting area and a prestigious olive grove. The olive grove was planted by Mario Tolomei in the middle of the 18th century by grafting about 7,600 trees of wild olives into 95% Frantoio and the remaining 5% into Moraiolo and Olivastra Seggianese.

Florence and Pisa, two wonderful art cities and home to two International airports, are just two hours away by car.

Description of area-structure

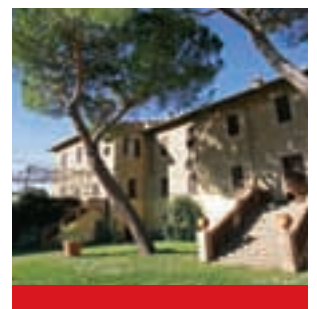
La Pescaia - Villa Tolomei is ready to go through large-scale renovation, which can transform this estate into a prestigious tourist village.

Plans provide for accommodation over several residential areas with shared spaces, in addition to a spa, fitness centre, pools, tennis courts, five-a-side football courts, a restaurant and a convention centre with related facilities.

The Structural Plan drawn up by the municipality of Roccastrada recognises that "LA PESCAIA" is an old historic farm, has architectural and historic importance as well as landscape and environmental value. As such it characterizes the area it is in and, therefore, the Structural Plan provides for its safeguarding, improvement and conservation. The Municipality's Town Planning Regulations provide for a Rescue Plan defining guidelines to be followed in order to use "La Pescaia"'s rural buildings as tourist and residential accommodation. The Rescue Plan could also provide for building complementary leisure facilities.

Key advantages

- Villa Tolomei is a historic villa belonging to a noble Florentine family.
- Very attractive location, 20 minutes from the sea.
- The Municipality of Roccastrada has already approved the plans therefore work can start immediately.



The Municipality of Roccastrada has already approved the Rescue Plan for approximately 25,000 cubic metres of buildings and lodgings within "La Pescaia" (total volume on sale exceeds 28,300 cubic metres). On the basis of this Rescue Plan and the Town Planning Regulations relating to the area, the following scenarios can currently be envisaged:

1. Starting the necessary procedures to implement the Rescue Plan and, therefore, beginning the BUILDING WORK to renovate 25,000 cubic metres of buildings;

Summary

Type of investment opportunity: Holiday Resort - Buildings with farming land.

Prestigious property: Yes

Conditions: Habitable accommodation, to be renovated but in good conditions. Up until a few months ago, many buildings were used as private accommodation or rented accommodation as part of an *agriturismo* (farm holidays).

Year built: 1700

Date of latest renovation: 1950/1960

Use provided for by the current Town Planning Regulations: both tourist and residential accommodation.

Current use of buildings (%): 55% tourist accommodation, 45% residential.

Location: hilly with panoramic views.

Municipality: Roccastrada.

Province: Grosseto.

Accessibility - Main roads: E78, S.P. 21, SS73

Distances from main cities: Grosseto (35 Km, 35'), Siena (60 km, 1h), Florence (116km, 1h 50'), Pisa (162 Km, 2h).

Ownership: private

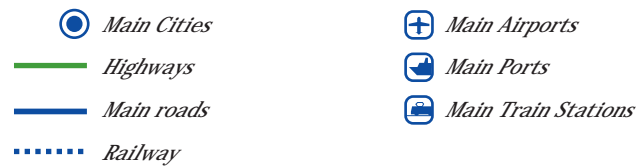
Price: 12,000,000.00 Euros

Agent's fees: nil

Tuscany map



Legenda



2. Starting the necessary procedures to make CHANGES, even essential changes, to the Rescue Plan. This could include changes to the USE of "La Pescaia" which, according to current rules and the wishes of the Municipal Council could become a HOLIDAY RESORT;

3. Linking the work that can be carried out as per Rescue Plan to farming activities. This would be possible because there are 140 hectares of land surrounding the property. Landscape- and nature-wise, the land is particularly interesting.

Area

Total area on sale: 143.6 hectares (1,436,000 sqm), of which:

Area with buildings (including appurtenances): 8.6 hectares (86,000 sqm)

Farming land: 135 hectares (1,350,000 sqm) with valuable olive grove, arable land and woodland

Details on the area with buildings (including appurtenances):

Buildings:

- 17 buildings
- Overall surface: 7,855.30 sqm
- Total volume: 28,464.94 sqm

External areas:

- Total surface: 78,144.70 sqm
- The Rescue Plan (as approved) provides for building appurtenances such as: tennis courts and well-being centres.



Details of Buildings

Details of Buildings	Overall Surface (sqm)	Volume (cubic m)
A.1 Main Villa (3 floors)	2,503.30	7,363.99
A.2 Garage, saddle room, etc.	183.68	622.69
B. Barns, storerooms, chapel	1,244.70	4,930.62
C. Old stables	289.38	1,066.41
D. New stables and hayloft	549.23	2,508.48
E. Ortolano farm	458.39	1,572.23
F. Ex Frantoio farm	880.6	3,393.41
G.. Giuditta hen coop	65.67	180.6
L. Old pigsty, Villa GI.PI.	41.28	88.35
N. GI.PI. Villa	380.97	1418.91
O. Il Cacciatore farm	254.34	904.67
P. Old pigsty, Il Cacciatore farm	23.15	48.16
Q. Hen coop	19.68	39.36
R.1 Steel hayloft north of Villa di PIA	156.6	815.89
Total outdoor staircases	83.1	104.09
R.2 Steel haylofts south of Villa di PIA	155.23	810.3
R.3 Steel haylofts	157.94	784.95
S. Old cowshed	408.06	1,811.83
Total	7,855.30	28,464.94

Info:

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