



Invest in Tuscany

Castel Porrone Relais

Cinigiano
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

Castel Porrona Relais

Cinigiano

Grosseto



Overview

The village of Castel Porrona, an ancient castle which from 1385 to 1804 belonged to the Piccolominis and the Tolomeis, two important noble families from Siena, lies in the heart of a real hamlet on a 250 metre-high hill in the town of Cinigiano in southern Tuscany. The castle is one of the most typical examples of medieval architecture in Tuscany. The hamlet has been restored by famous architects in full keeping with the pre-existing buildings, keeping the authentic features and safeguarding the remaining medieval structures. The hamlet has been transformed into an exclusive 'relais' surrounded by the beautiful Tuscan countryside and hills with olive trees, vineyards as well as wheat and sunflower fields. The estate has 6 buildings, all situated inside the hamlet. Currently the estate has 1 castle; 23 apartments and 2 restaurants.

Description of area-structure

There are 6 buildings (4,000 sqm in total) inside the hamlet, which covers an area of 100,000 sqm. Some of these buildings are, at the moment, premises of a relais (www.castelporrona.it) which is divided as follows:

- the "Casa Grande" (Main House) o "Fattoria" (Farm) (1.175 sqm) is currently divided into 17 apartments, a restaurant and various shops;
- the old "Magazzini del Grano" (Wheat warehouses) - (986, sqm) - is a 3 floor building with a club house on the first floor; 5 apartments on the top floor. The basement, currently under renovation, will be used as a restaurant.
- The Castle's Stables (281 sqm) with one apartment and utility rooms.
- A very beautiful "Sports Centre" (266 sqm).The centre, which is on three levels has Jacuzzis, a sauna, a Turkish bath and a fully equipped gym.

A swimming pool and a tennis court have been built outside the sports centre.

Besides the relais the real estate includes:

- The "Castle" (785 sqm) used to be the residence of Count Tolomei and his family and was built at the beginning of the 16th century. It was partially restored in neo-gothic style at the beginning of last century. The "Chiesetta di San Donato" a church re-built in 1459 by Pope Pius II, some small buildings,

Key advantages

- Functioning 'relais'.
- Historic buildings typical of the area (built in 1000) most of which already renovated.
- Very interesting surroundings and landscape (close to the Maremma, Mount Amiata and a Wild Animal Park).
- High environmental value.



little streets, terracing, clearings and a court-yard can all be found within the castle. The latest renovation of the castle was completed in 2004. The castle is currently used for residential purposes but could be used also for tourist activities and as tourist accommodation (further apartments or rooms).

- The "Magazzini" (486 sqm warehouses) are currently being renovated in order to create additional tourist accommodation and premises for the tourism business.

The magic of this village and its buildings as well as the fact that they are located in a magnificent and splendid setting make this an ideal investment opportunity to create tourist facilities for the high end of the market or for niche markets.

Summary

Type of investment opportunity: Hamlet with a castle.

Prestigious property: Yes

Conditions: Renovated buildings in good working order.

Valuable finishings: Yes

Year built: 1100

Date of latest renovation: 2000

Use provided for by the current Town Planning Regulations:

Tourist accommodation/activities.

Location: Hilly with panoramic views.

Municipality: Cinigiano.

Province: Grosseto.

Accessibility - Main roads: Highway E78, Provincial Road S.P. 21, State Road S.S. 73.

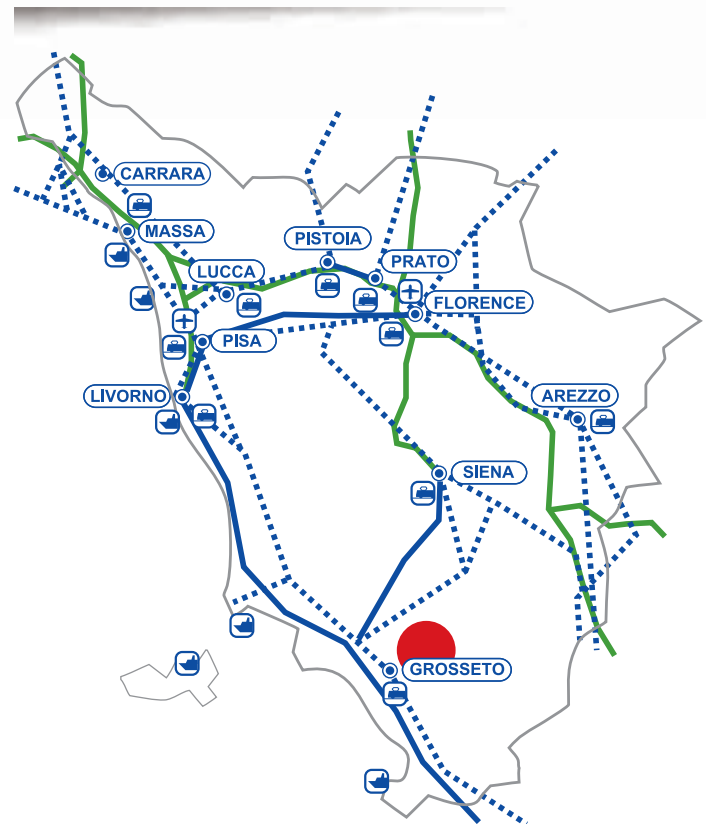
Distances from main cities: Grosseto (35.8 Km, 42'), Siena (64.8 km, 1h 11'), Florence (136 km, 2h 06'), Pisa (192 Km, 2h 16').

Ownership: Private

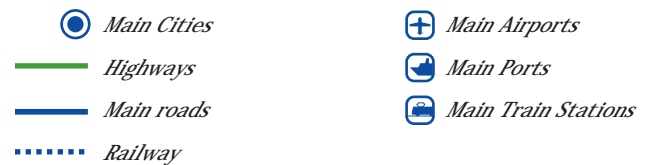
Price: 30,000,000.00 Euros

Agent's fees: none

Tuscany map



Legenda



Area

Total area on sale: 100,000 sqm approx. of which:

Buildings:

- 6 buildings
- Total gross area: 3,980.61 sqm

Details of buildings:	Gross area (sqm)	Volume (cm)
Warehouses	486.00	1,458.00
Casa Grande or Fattoria (Main House or Farm)	1,175.53	3,526.59
Wheat Warehouses	986.34	2,959.02
Castle	785.17	2,669.57
Stables	281.34	844.02
Sports Centre	266.23	798.69
Total	3,980.61	12,255.89

Facilities:

- 1 small indoor swimming pool
- 1 outdoor swimming pool
- 1 tennis court

Outdoor areas:

- Total area: 96,000 sqm approx.



Info:

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