



Invest *in* Tuscany

Villa Garzoni Orsetti

Capannori
Lucca

Tuscany:

the natural choice
for your investment
in Real Estate

MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

Villa Garzoni Orsetti

Capannori

Lucca



Overview

Villa Garzoni Orsetti is located in the municipality of Capannori (40,000 inhabitants). This town lies in the plain that stretches from south of Lucca to the Pisani Mountains. There are many works of art in this area testifying the important role that this town has had over the centuries. Capannori is also strategically placed within the province. In fact, reaching nearby cities of art (Lucca, Florence, Pisa and Siena), the seaside of Versilia and Viareggio as well as the mountains of Garfagnana, the Apennines and the Apuan Alps is easy.

This villa was probably built by the Garzonis, a noble family, and subsequently sold to Count Orsetti in 1819. Therefore, it could well have been built between the end of the 17th century and the beginning of the 18th century given that the current façade is typical of those centuries.

The structure of the villa, its outbuildings and the surrounding park goes back to the 17th century. The solutions adopted for the façades (as shown, for instance, by the even number of windows) are typical of the architectural novelties introduced in Lucca and the area around it by architects of the late baroque and Enlightenment periods. It is not by chance that 1793 is the date etched on the wrought iron bell holder on the roof of the building next to the villa.

In the 19th century, new decorations, both inside (e.g., wall paintings and fittings such as stoves and fireplaces) and outside (the isodomic ashlar, string-courses and crests on the portals) were added to the villa.

Description of area-structure

There are 4 buildings on this property, 3 of which can be used either for tourist activities with accommodation or to offer services such as health, sports and social services.

Key advantages

- Prestigious property in architectural and historic terms.
- Near Lucca, a city of art.
- Strategically positioned for cultural and business tourism.
- Easy access to the motorways and international airports of Tuscany.



Buildings	Number of Floors	Number of Rooms	Number of Apartments
Villa (17th century)	3	16 (min. area per room: 36 sqm)	4 (min. area per apartment: 150 sqm)
Tinaio	2	5 (min. area per room: 20 sqm)	4 (min. area per apartment: 90 sqm)
Holiday home	2	5 (min. area per room: 20 sqm)	4 (min. area per apartment: 70 sqm)

Description of the buildings:

VILLA

This is a 3-floor building with a regular shape. The kitchens and the cellars are on the ground floor. On the first floor there are various halls and reception rooms that are fully decorated with wall paintings. The entire second floor, just

Summary

Type of investment opportunity: Historic villa with outbuildings (church, tinaio and holiday home).

Prestigious property: Yes

Conditions: There are 4 buildings. Both the villa and the tinaio, however, need renovating whereas the holiday home and the church have already been renovated. Renovation plans are ready but have not been submitted for approval.

Year built: The main structure of the villa and its outbuildings dates back to the 17th century.

Date of latest renovation: 2003

Use provided for by the current Town Planning Regulations: Tourist activities with accommodation; company headquarters/offices; health, sports and social services.

Location: the property is equidistant from the seaside and the mountains (the Versilia coast and the Tuscan-Emilian Apennine).

Municipality: Capannori

Province: Lucca

Accessibility - Main roads: Motorway A11, Provincial Road S.P.23, Provincial Road S.P. 27.

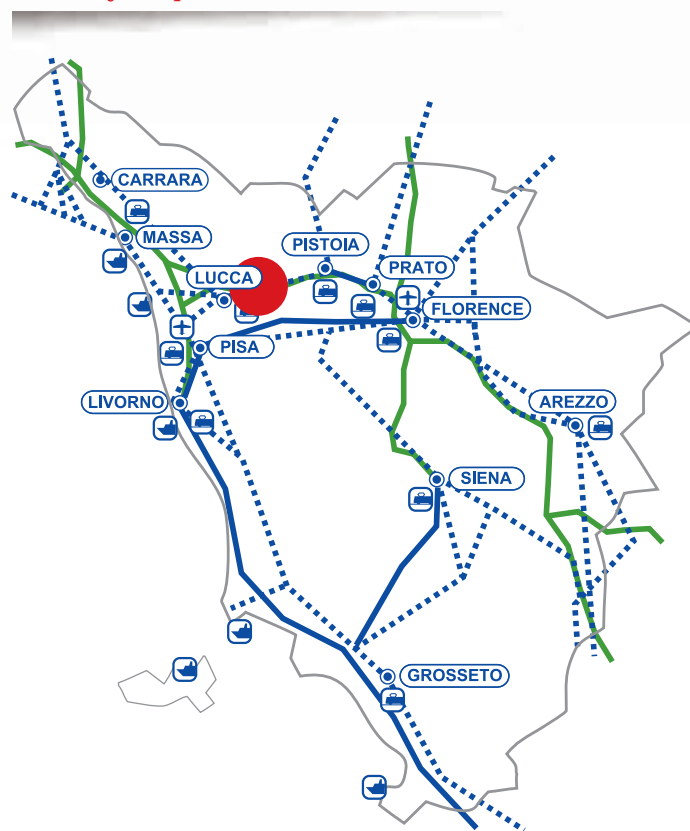
Distances from main cities: Lucca (6.9km, 15'), Pisa (33.5 km, 34'), Florence (72.7 km, 1h).

Ownership: private

Price: 7,200,000.00 Euros

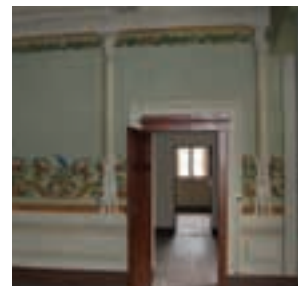
Agent's fees: 2%

Tuscany map



Legenda

- Main Cities
- Highways
- Main roads
- Railway
- Main Airports
- Main Ports
- Main Train Stations



under the roof, can be used for living purposes. The villa is surrounded by a large park (5,160 sqm) and has various entry gates. Age-old trees can be found in the park.

THE TINAIO

This is a 2-floor building north of the villa originally used to keep vats. The adjacent courtyard is about 90 sqm. A large garden (1,750 sqm) surrounds this house. The property was last used at the beginning of last century most probably as an agricultural warehouse.

HOLIDAY HOME

This fully restored and furnished building lies north of the villa and next to the Church. It is currently used as tourist accommodation and for tourist activities. It has beautifully

appointed rooms. Kitchen, utility rooms and various reception rooms can be found on the ground floor. Each of the bedrooms, on the second floor, have en-suite bathrooms. The house is surrounded by a large park with an English style garden of about 3,000 sqm with a recently built swimming pool and two outbuildings.

CHAPEL

The chapel is located north of the villa, next to one of the entry gates. Its structure is typical of an 18th baroque Oratory. It has been recently restored (including the walls and the internal frescoes). The vestry is at the back of the chapel itself.

Area

Total area on sale: 42,000 sqm approx of which:

- Buildings: 1,951 sqm
- Park and garden: 9,910 sqm
- Farming land: 30,000 sqm of vineyards and olive groves.

Details on the area with buildings (including appurtenances):

- 4 buildings
- Total gross area: 1,951 sqm
- Total net area: 1,756 sqm

Details of Buildings

Details	Details Gross Area (sqm)	Net Area (sqm)
Historic Villa (17th century)	1,125	1,012
Tinaio	280	252
Holiday home	480	432
Church	66	60
Total	1,951	1,756

Facilities: There is a 16 square metre swimming pool in the park. Wellbeing centres and sports areas can be created.



Info:

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