



Invest in Tuscany



San Lorenzo a Linari
Residence & Wellness Centre
Sovicille
Siena

Tuscany:

the natural choice
for your investment
in Real Estate

MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

San Lorenzo a Linari Residence & Wellness Centre Sovicille - Siena



Overview

Surrounded by the magnificent green countryside of Tuscany, San Lorenzo a Linari Residence & Wellness Centre is a series of renovated buildings from different periods of time. Originally, this was a medieval monastery built on a pre-existing fortress of the year 1000. In 1500 Baldassare Peruzzi transformed it into a patrician house and in the 18th century it became a country residence. In the 20th century it was extended and, therefore, the original "L"-shaped plan became the current "U" plan. This residence is in the municipality of Sovicille, near Siena.

As well as the apartments, the residence has a cloister, a semicircular fish market, a well and a small temple. In 1975, when it was changed into tourist accommodation, a tennis court and the swimming pools were added. Recently, one wing of the villa has been turned into a wellness and relaxation area with a Turkish bath, sauna, Kneipp track, 'emotional' shower.

The Residence is located in Sovicille municipality, just 20 minutes by car from Siena.

Description of area-structure

The estate stretches over 133 hectares and includes the villa, the chapel, a cloister, a park and arable land that can be used to plant vineyards and/or olive groves.

San Lorenzo offers its guests high level services as well as comfort and outdoor activities. There are 20 apartments accommodating between 2 and 8 people. Two apartments are worth mentioning:

- Danzatrici apartment (8 pax) and it's a spacious apartment (140 sqm) comprising of lounge/dining room with a central fireplace, kitchen, double bedroom with en-suite bathroom, 2 twin bedrooms, a further double bedroom with shared bathroom;

Key advantages

- Prestigious property in architectural and historic terms.
- Near Siena, a city of art.
- Already established economic activity with international clients.



- Gentilizio -Superior apartment (4+2 pax) which is the pearl of the Residence. This apartment is an elegant apartment of 190 sqm with 2 double bedrooms with 2 bathrooms, one of these has a four poster bed and en-suite bathroom. There is also a sitting room with a double sofa bed. There is another lounge with a sofa and armchairs and a fireplace, a baronial dining room and a kitchen with a wood burning oven. The apartments are well appointed and welcoming and have a rural and comfortable feel thanks to their exposed beams, facing bricks and antique furniture They all have their own private entrance, which allows the guests to spend their holidays in total freedom. Within the complex there is also a meeting room.

Summary

Type of investment opportunity: Property with farming land

Prestigious property: Yes

Conditions: Renovated accommodation. Tourist activity is a going concern.

Valuable finishing: Yes

Year built: 1000

Date of latest renovation: 2000

Use provided for by the current Town Planning Regulations: Tourist activity with accommodation.

Location: Panoramic location on the hills of the province of Siena.

Key aspects: Historic residence; pleasant location; architectural and historic value.

Municipality: Sovicille

Province: Siena

Accessibility - Main roads: "Autopalia" Highway Florence-Siena; State Road S.S.223.

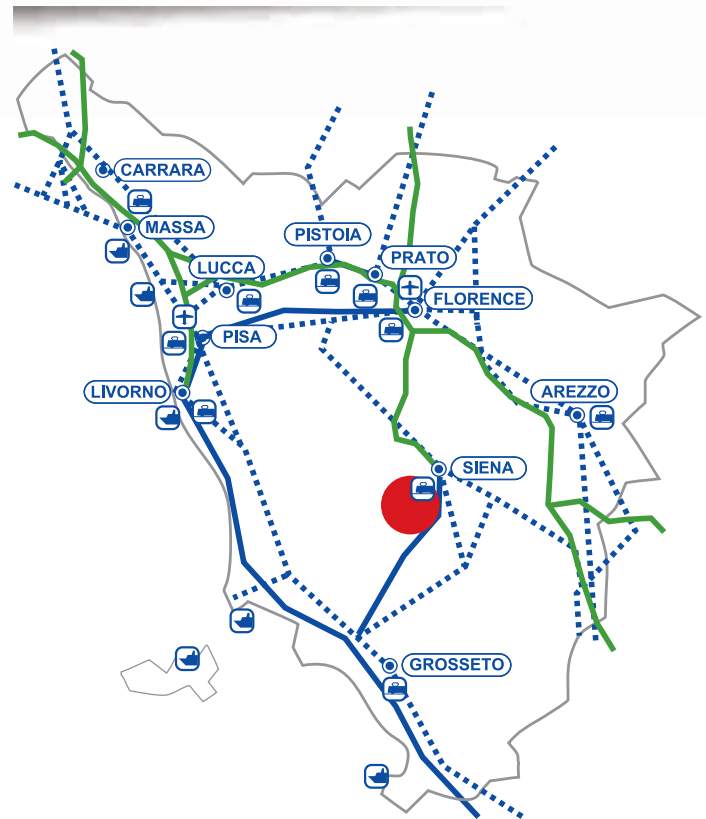
Distances from main cities: Siena (15 km, 19'), Florence (84.4km, 1h 22'), Pisa (110 Km, 1h 57'), Perugia (118 Km, 1h 42'), Grosseto (70 km, 1h 13').

Ownership: private

Price: 15,000,000.00 Euros

Agent's fees: 2%

Tuscany map



Legenda

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



Area

Total area on sale: 133,770 sqm of which:

- Buildings: 1,770 sqm
 - Park and garden: 12,000 sqm
 - Farming land: 120,000 smq
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Detail of the building:

- One 3-floor building
- Total gross area: 1,770 sqm
- Total net area: 1,550 smq (of which 1,100 accessible)
- Total gross volume: 4,650 cm

Facilities: There is also a swimming pool for adults, one for children and a tennis court.

Other information: Both the property and management of the tourist business are on sale. www.linari.it



Info:

Toscana Promozione
Invest in Tuscany
Via Vittorio Emanuele II, 62/64
50134 Florence - Italy
Ph. +39 055 462801
Fax +39 055 4628082
info@investintuscany.com
www.investintuscany.com

Real Estate Agent:
THUS Real Estate

