



Invest *in* Tuscany



Villa Sforzesca
Castell'Azzara
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

Villa Sforzesca

Castell'Azzara

Grosseto



Overview

Villa Sforzesca is located in the municipality of Castell'Azzara (near Grosseto) on the western slopes of Mount Amiata. The villa, an extraordinary building set among solitary fields with some rare farm houses in an area characterised by the rough Siena's clays (Crete Senesi), was built on the initiative of Cardinal Alessandro Sforza and was completed in 1576. According to tradition it was dedicated to Gregory XIII who briefly visited it in 1578, and promoted the building of a sturdier bridge on the river Paglia that was finished in 1580. The Villa was designed by architects Giovanni and Domenico Fontana.

Its first five years of existence - until the death of Cardinal Alessandro Sforza - when the Villa was used as a manor, a base for the fight against banditry, and a farming estate, were undoubtedly those of its greatest splendour. Yet Villa Sforzesca retained a certain importance also between 1585 and 1623, when the Counts Sforza favoured it as their residence over that of Santa Fiora. Various other landlords then owned the Villa until 1950 when it was expropriated. The Villa currently belongs to the Municipality of Castell'Azzara that considers it key to the economic development of the area.

Description of area-structure

The complex has undergone large-scale restoration work and rehabilitation. The Municipality has often stated its wish to put the management of the whole structure in the hands of a high quality tourist operator, with a view to triggering a virtuous economic circle for local inhabitants, while safeguarding the structural integrity of the Villa that in the past was compromised due to neglect and the difficulty in ensuring appropriate maintenance. The Municipality has planned to complete the necessary works to give the Villa a new use.

Once these are completed, the building will not only fully recover its attractiveness as a monument, but will also accommodate about 40 guests in the 16 rooms on the second floor, and 60 guests in the hostel on the ground floor and first floor.

Key advantages

- Historic building that belonged to Cardinal Alessandro Sforza.
- Strategically located halfway between the coast of Maremma and the motorway ("Autostrada del sole").
- Focal point in a cultural, tourist and artistic area (Pienza, the Città del Tufo archaeological park and the Etruscan areas).
- 10-30 year concession.



A restaurant, a convention centre (the whole piano nobile or main floor is suitable for this use), and a relaxation area located in a terraced section on the South-West side, between two fortified ramparts included in the Villa's walls, will be available for guests.

The municipality of Castell'Azzara is willing to issue a concession (from 10 to 30 years) to a potential investor for the use of the villa thereby making it an even more interesting investment.

Summary

Type of investment opportunity: XVI century historic villa.

Prestigious property: Yes.

Conditions: Some rooms in the Villa have been recently renovated. The Municipality has planned a comprehensive rehabilitation of the building, which will be used as tourist and residential accommodation.

Year built: 1576

Year of operation started: 2000

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

Location: Strategic position in the province of Grosseto.

Municipality: Castell'Azzara.

Province: Grosseto.

Accessibility - Main roads: SR2; SS478; A1.

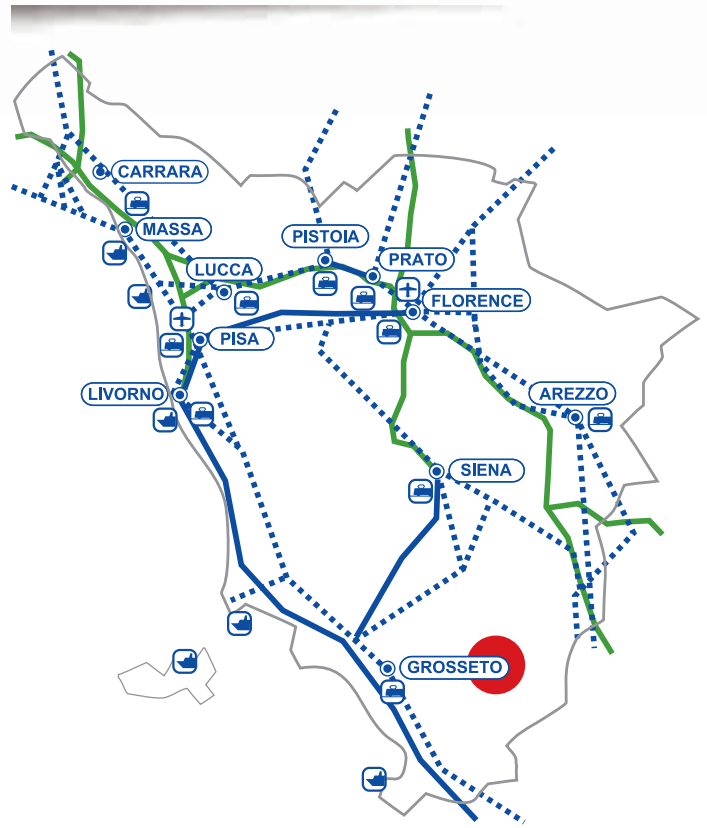
Distances from main cities: Grosseto (73 Km, 1h25'), Siena (95,6 km, 1h46'), Florence (169 km, 2h).

Ownership: Public

Price: Yearly cost of concession: between 6,000 and 10,000 Euros

Agent's fees: nil

Tuscany map



Legenda

- Main Cities
- ✚ Main Airports
- Highways
- Main Ports
- Main Roads
- Main Train Stations
- ⋯ Railway



Area

Total area on sale: 10,280 sqm, of which:

- Building: 2,800 sqm (3 floors)
 - Garden: 10,000 sqm
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Details of Buildings:

- 1 single building (3 floors)
 - Overall gross surface of the building: 2,800 sqm
 - Net usable area: 2,200 sqm
 - Overall volume of the building: 10,000 cm
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Facilities: Relaxation area to be created in a terraced section on the south-west side.



Info:

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