



Invest *in* Tuscany



Azienda Agrituristica Podere "S. Jacopo" 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

Azienda Agrituristica Podere "S. Jacopo" Grosseto



Overview

The Azienda Agrituristica "Podere S. Jacopo" (holiday farm) is located in the heart of the Tuscan Maremma, just 8 km from Grosseto. The estate is in a unique and picturesque position for the landscape and natural environment surrounding it. Furthermore, it is near the best-known seaside resorts of the Tuscan coast and near the Maremma regional park, a wonderful and unspoiled reserve where it is possible to go hiking, biking or horse-riding and to do bird-watching. The estate stretches over 22 hectares of flat and fully irrigated land. Given the particular soil mixture and the possibility to irrigate it through a high flow artesian well, this lot is unique of its kind. The rainwater drainage system is more than enough and in good conditions, thanks also to the two main canals bordering two sides of the estate, which are constantly and efficiently maintained by the Consorzio Bonifica (drainage consortium) of Grosseto.

Thanks to its agronomic characteristics, this is one of the most fertile lots in the area, suitable for all crops and even for intensive farming (at present, part of the land is planted with cereals and the other part with lucerne).

Description of area-structure

The estate includes 5 buildings and a single block made up of 3 barns (currently agricultural appurtenances).

Details of buildings:

1 - Main building Floors: 2 Apartments: 3

Notes: At the ground floor there are another 120 sqm (currently used as laundry room) to be renovated and transformed into other apartments.

2 - Building Floors: 1 Apartments: 4

Notes: Renovated and open (first built in 2001).

3 - Building Floors: 1 Apartments: 2

Notes: Renovated and open (first built in 2001).

4 - Building Floors: 1 Apartments: -

Notes: Currently a common area - club house. It could also be transformed into another apartment.

5 - Building Floors: 1 Apartments: 1

Notes: To be renovated: permit already approved to make a new apartment for tourist accommodation.

Key advantages

- Thriving holiday farm.
- 22 hectares of fully irrigated land (flat and near the sea).
- Presence of fixed structures which can be used to breed and train horses.



At present the holiday farm is open all year except in February. Thanks to the proximity to the sea and to the horse-breeding activity, the structure works at full capacity during the whole period in which it is open.

Based on a market analysis, thanks to the location, the existing buildings, the available equipment and machines, but also to the fact that this is a going concern, the estate on sale can be considered unique in the area and a very interesting investment opportunity.

Summary

Type of investment opportunity: Holiday farm (agriturismo) and horse-breeding.

Conditions: The holiday farm opened in 2001. 6 small apartments, which were built in 2001, are fully equipped and are currently used for tourist accommodation. The other buildings must either be transformed in order to accommodate tourists or renovated.

Year built: 2001 (part for tourist accommodation).

Date of latest renovation: 2003 (residential part).

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

Location: Near some of the most renowned seaside resorts (Castiglione della Pescaia and Punta Ala).

Municipality: Grosseto.

Province: Grosseto.

Accessibility - Main roads: E78, SS223; A12.

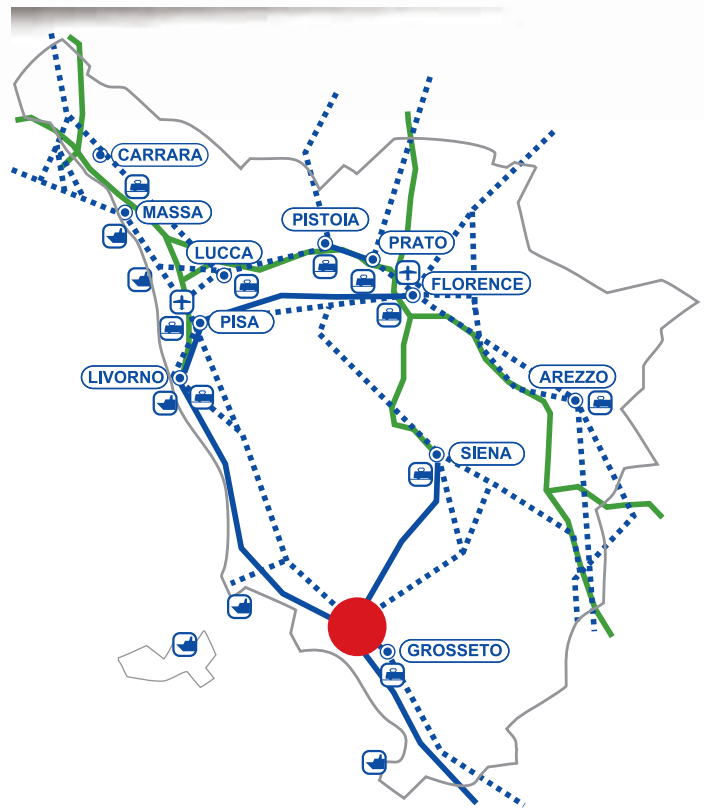
Distances from main cities: Grosseto (5km, 5'); Siena (76,2 km, 1h18'); Florence (150km, 2h26'); Pisa (158km, 1h47').

Ownership: Private

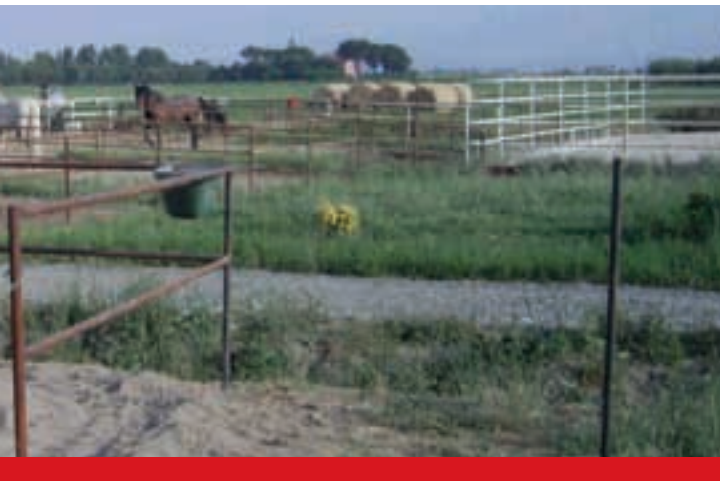
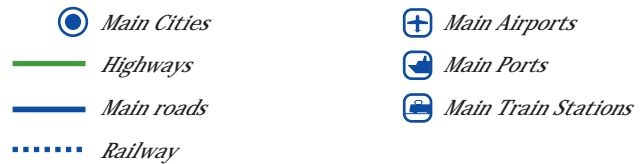
Price: 3,500,000.00 Euros

Agent's fees: 3%

Tuscany map



Legenda



Furthermore, the agricultural appurtenances (barns) can be transformed into another 47 apartments for tourist accommodation.

As regards the farming sector, the structure is currently used for the breeding and training of selected horses. The farm holidays sector, which was originally introduced as a secondary activity, has turned out to be extremely interesting due to its rapid development.

Area

Total area on sale: 22 hectares (220,000 sqm), of which:

- Area with buildings (including appurtenances): 1 hectare
- Farming land: 21 hectares

Details on the area with buildings (including appurtenances):

Buildings:

- 5 buildings
- Total gross area of buildings: 740 sqm
- Total gross volume of buildings: 1,822 m³

Barns:

- Single block made up of 3 barns:
- Overall surface of barns: 1,050.00 sqm
- Total volume of barns: 4,415.00 m³

6 prefabricated stalls and saddle room:

- Overall surface: 60 sqm
- Total volume: 180 m³

Other facilities:

- 1 artificial lake
- 1 artesian well
- 22 horse paddocks
- dressage arena
- show jumping course

Equipment:

- There are also machines and equipment available for the farming activity



Info:

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