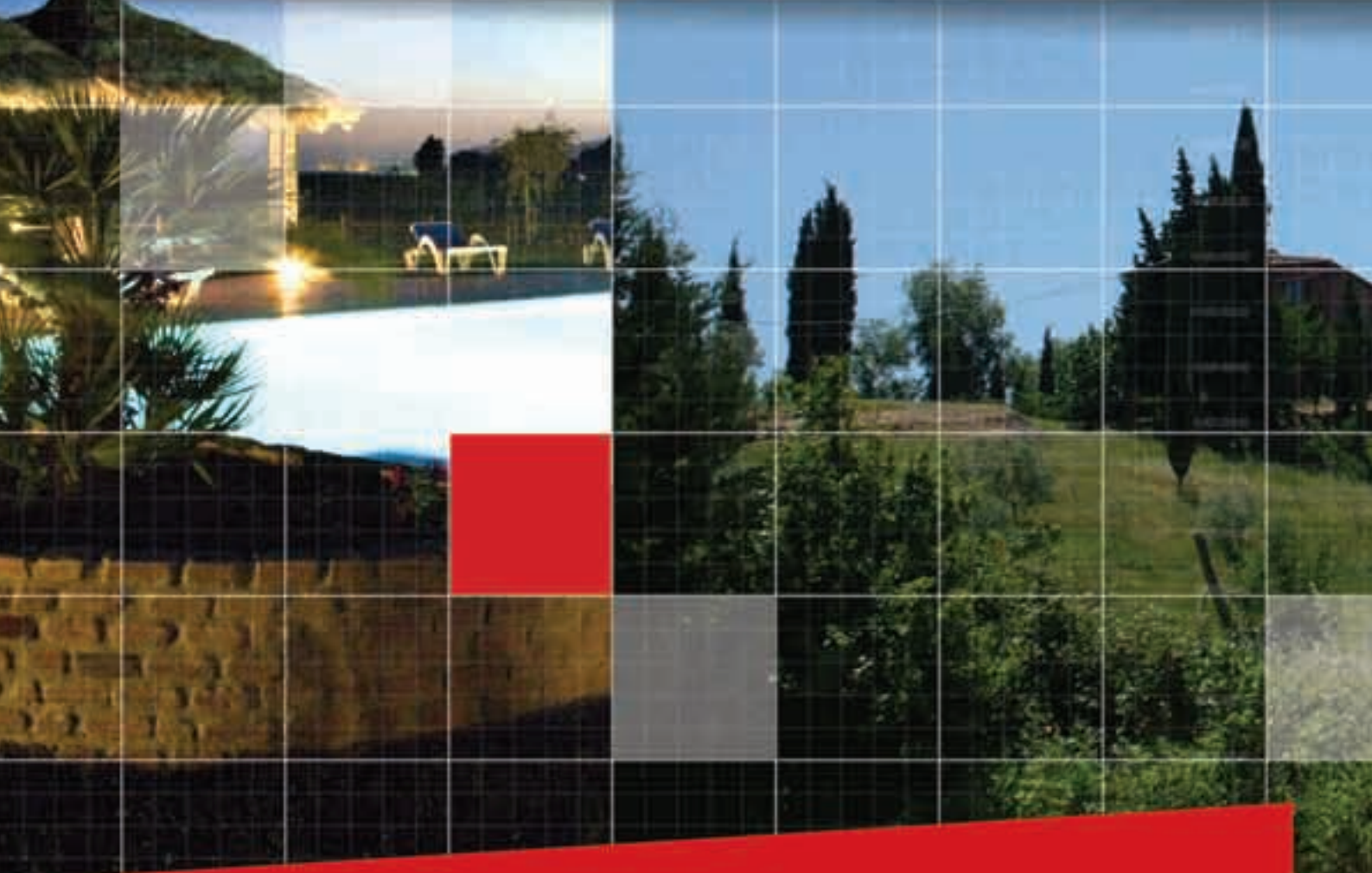




Invest in Tuscany



**Agriturismo**  
**“Tenuta dei Principi”**  
Marina di Grosseto  
Grosseto

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**Poggio Perino**  
Pomarance  
Pisa

**Tuscany:**

the natural choice  
for your investment  
in Real Estate

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MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

## 1 Agriturismo "Tenuta dei Principi"

Marina di Grosseto - Grosseto

## 2 Poggio Perino

Pomarance - Pisa



### Agriturismo "Tenuta dei Principi"

#### Overview

The agriturismo "Tenuta dei Principi" (holiday farm) is located in Marina di Grosseto, at Squadre Basse, in the heart of the Tuscan Maremma and just 10 km from the town of Grosseto. The estate is in a unique and picturesque position for the landscape and natural environment surrounding it. In fact, 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 holiday farm is 95 km from Siena and 163 km from Florence. The nearest airports are the ones of Pisa, Florence and Rome Fiumicino.

#### Key advantages

Given the location (proximity to some of the best-known seaside resorts), the size, the existing buildings and crops, but also to the fact that this is a going concern, the estate on sale represents a very interesting investment opportunity in the area.

In particular, the annual takings of the holiday farm in the opening period (from March to October) are around 280,000 euros just for tourist accommodation, but with the introduction of catering services the turnover could even be doubled. The 1,100 olive trees produce roughly 5,000 liters of oil per year, for a total value of 40,000.00 Euros.

#### Description of area-structure

**Total area on sale:** 19.9 hectares (199,000 sqm), of which:

- Area with buildings (including appurtenances): 0.9 hectares
- Farming land: 19 hectares

The estate includes three different structures: Holiday farm, Farming land and Villa.

#### The holiday farm is formed by:

- 1 building of 460 sqm divided in 11 apartments (10 two-room apartments of 40 sqm and 1 studio apartment of 60 sqm)
- 1 building of 35 sqm containing the reception and the wellness area (sauna, Turkish bath)
- Park of 6,000 sqm
- Outdoor swimming pool of 100 sqm



### Poggio Perino

#### Overview

The estate is located in the Alta Val di Cecina, in the Southern part of the province of Pisa, on a hill called Poggio Perino (in the municipality of Pomarance).

Poggio Perino is just 20 km from the sea (costa degli Etruschi) and it is near the main tourist centers of Tuscany (Volterra, Florence, Siena and Pisa). It is only 20 km from the Livorno-Rome freeway and 35 km from the airports of Pisa and Florence; in the surroundings there are also train and coach stations.

The estate is located in the middle of a varied environment, ranging from the typical landscape of the Tuscan countryside, with rows of cypresses and olive groves, to gentle clay hills - characterized by the changing colors of seasons - which alternate here and there with barren slopes (gullies, biancane). But in the surroundings there are also large wooden areas and vast outcrops with steep hills and deep valleys; the peculiar landscape of the geothermal area, where the hot water and steam are being exploited to produce energy; the higher mountains at the sources of the Cecina river; the wildlife sanctuaries along the local streams and the interesting fauna living there.

In Poggio Perino life is different, more humane and authentic,

The two-room apartments, located at the ground floor, are all made up of a living room with a kitchenette, a double bedroom, a bathroom and a 20-sqm porch. The studio apartment consists of a main room with kitchenette, masonry fireplace, double bed and bathroom.

There is also a 35-sqm building hosting the reception and the wellness area (with waterbeds).

The 100-sqm outdoor swimming pool is in-ground and concrete, with mosaic tiles and hydromassage.

The buildings described above are located in a lawn area of 6,000 sqm equipped with an underground irrigation system.

The holiday farm is currently open from March to October and, thanks to the proximity to the sea and to the beauty of the surroundings, it works at full capacity during the whole period in which it is open.

The 230-sqm owner's villa is formed by:

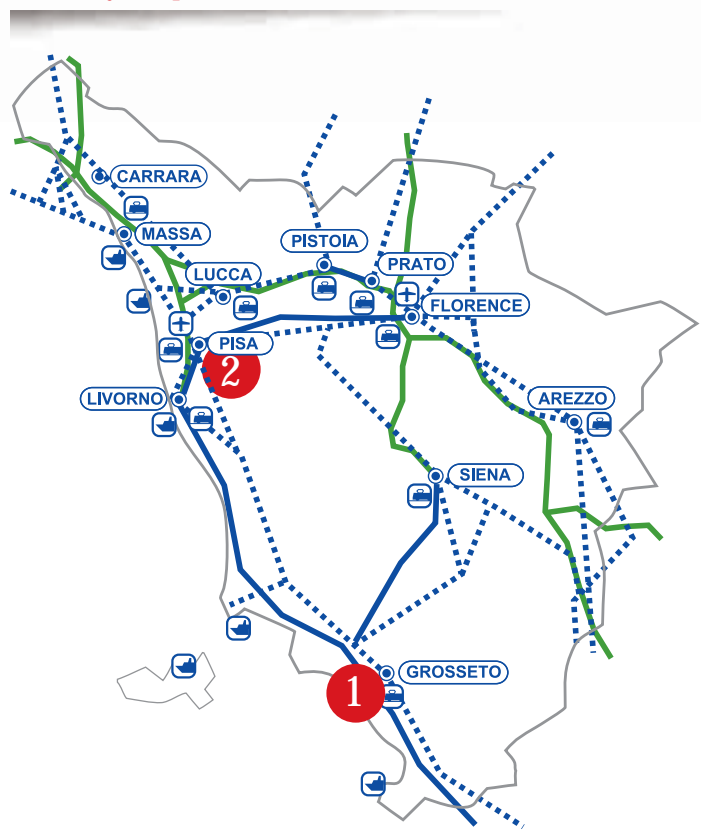
- Ground floor with double living room, kitchen, 2 double bedrooms, 2 bathrooms, 2 closets;
- First floor with 2 double bedrooms, 1 single room, 2 bathrooms, 1 balcony.

The farming land stretches over 19 hectares, of which 5 hectares are planted with 1,100 olive trees (5-year-old plants supplied with drip irrigation system); 1.5 hectares with vegetables (artichokes); 12.5 hectares of flat irrigated land with wheat, Egyptian clover and hay. The farm also includes two appurtenances (150-sqm toolshed of 4.5m of height and a 40-sqm warehouse). The well is the exclusive property of the farm and it is duly registered.

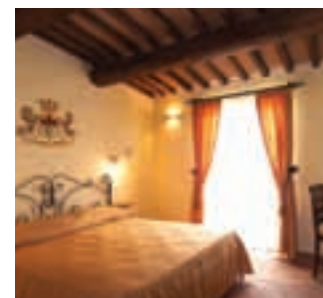
Around the villa there are a 2,000-sqm lawn, equipped with irrigation system, and a 1,000-sqm area with a vegetable garden and fruit trees.

**Price:** 5,500,000 Euros  
**Agent's fees:** + 3% + VAT

## Tuscany map



### Legenda



as people are in close contact with an unspoiled environment in which their activities are based on the natural succession of seasons.

## Description of area-structure

**Total area on sale:** 50,780 sqm of which:

- Building: 600.00 sqm
- Farming land: 50,000.00 sqm (600 olive trees and some fruit trees)
- Appurtenances: 180.00 sqm

l farmhouse of two floors, built in 1920, which was fully restored outside (date of latest renovation: 2008), whereas the interior needs to be partly renovated. According to Town Planning Regulations, the building can be used for tourist accommodation as an apartment hotel, a holiday farm, a luxury hotel or a bed & breakfast.

The rescue plan, which has already been prepared but not yet presented, provides for the building of 9 apartments (with a minimum surface of 50 sqm). The building may also be transformed into a hotel having approximately 20 rooms (with a minimum surface of 20 sqm).

There is also the possibility to build a well-being center in a demolished appurtenance (180 sqm) next to the farmhouse, as well as to exploit a 100-sqm basement, which was once used for the collection of rainwater, as a cellar or as a hall-common area. Outside, the plan provides for the building of a swimming pool and of a tennis court.

#### Detail of the building:

- 1 building (farmhouse)
- Total gross area: 600 sqm
- Total net area: 500 sqm
- Gross total volume: 2,800 m3

**Price:** 2,200,000.00 Euros

**Agent's fees:** + 2%

#### Key advantages

- Excellent location: near the sea and near some of the main tourist destinations (Volterra, Florence and Siena).
- Pleasant location, ideal for tourists looking for scenic beauty and unspoiled environment.
- High number of tourists arriving in the province.



#### Info:

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Poggio Perino: **Blu Edil srl Real Estate**



Tenuta dei Principi: **Meattini Real Estate**



Funded by a contribution from the European Union  
and the Region of Tuscany  
(Action 2.7.1 DOCUP Objective 2 - 2000/2006)

