



Invest *in* Tuscany



**Year built**

1862

**Possible destination**

Luxury SPA and Hotel

**Hotel**

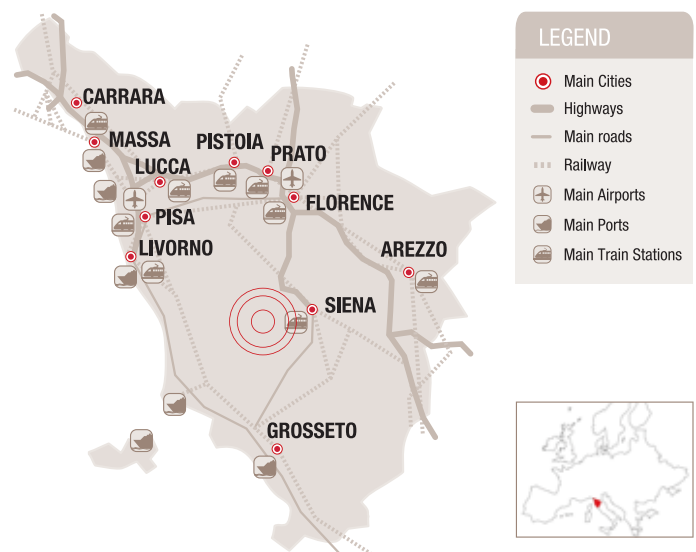
50 suites

RADICONDOLI

# TERME GALLERAIE

## Overview:

This investment opportunity concerns the possibility to purchase an historical thermal baths complex in the heart of Tuscany and expand the existing structure to create a prestigious and modern SPA featuring a 50 rooms hotel. The thermal gem of Gallerai is immersed in peaceful woods and pineries, at boundaries of three natural reserves, in an ideal place for relaxing in harmony with the surrounding nature. The Gallerai thermal baths were built in 1862, along with a little accommodation facility, a 14-baths section (for mud bath treatments and warm baths for arthritis and arthrosis), four-big baths with a 29° ferrous water and



a small church. Since then, its precious and rare thermal waters have received mentions and recognition for their quality and are still today mentioned on the Larousse Medical dictionary. The SPA is now open.



EXISTING HOTEL

## Structure description:

The property for sale, as is, features a 1.494 sqm SPA and a 1.472 sqm hotel (24 rooms). The investor willing to implement an existing approved project will be able to restructure the existing hotel in order to achieve higher standards and, thanks to a 2.500 sqm expansion, create a high-end hotel with 50 suites with an average dimension of about 38 sqm. The SPA can also be completely restructured and enlarged, reaching 1.928 sqm thanks to an underground expansion.

### SUMMARY

#### Type of investment opportunity:

The investor will be able to create a prestigious and modern SPA resort. Thanks to an approved plan that allows the creation of a new 50 room hotel, this investment opportunity makes it possible to exploit the historical and commercial value of the existing assets and sensibly increase the standards of the SPA, attracting new and profitable customer segments.

#### Conditions:

To be renovated

#### Year built:

1862

#### Date of last renovation:

1987

#### Use provided for by the current Town Planning Regulations:

Tourist accommodation facilities

#### Location:

The thermal gem of Galleraie is immersed in peaceful woods and pineries, at boundaries of three natural reserves, near Siena, in central Tuscany.

#### Municipality:

Radicondoli (Siena)

## Key advantages:

- Appealing and relaxing location that strategically fits the nature and destination of the structure.
- Historical site with recognized thermal quality.
- The approved expansion makes it possible to achieve higher dimension standards.

### EXISTING BUILDINGS



#### Accessibility:

Siena-Firenze highway just 30 km away  
Distances from main cities: Siena 53 km, Volterra 60 km, Florence 90 km

#### Ownership:

Private

#### Area:

- Existing hotel: 1.472 sqm (24 existing rooms that can be reduced at 17 to reach higher standards)
- SPA: 1.928 sqm (185 of which dedicated to clinic and 180 sqm to indoor swimming pool)
- Outdoor swimming pool area: 755 sqm (70 sqm thermal swimming pool, 185 sqm swimming pool, 500 sqm pool deck)
- Parking area: 860 sqm (25 lots)
- Approved hotel expansion: 2.000 sqm + 500 underground (33 rooms – average dimension of 38 sqm)

#### Facilities:

Spa (with 29°C thermal water), clinic, indoor and outdoor swimming pool, thermal swimming pool, parking, roof garden.

*This investment overview contains basic information, figures and pictures provided to Toscana Promozione and its Consultants by either the property owner or the real estate agency. Toscana Promozione on behalf of itself and all other partners, staff and agents of the Consultants that have supported Toscana Promozione in the preparation of these investment overviews, does not accept responsibility for any information contained herein and disclaims all liability to any person or entity arising out of or in connection with such information.*

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