



**Year built**

18<sup>th</sup> century

**Possible uses**

Commercial, Offices, Residential

**Price**

3.5 Mln €

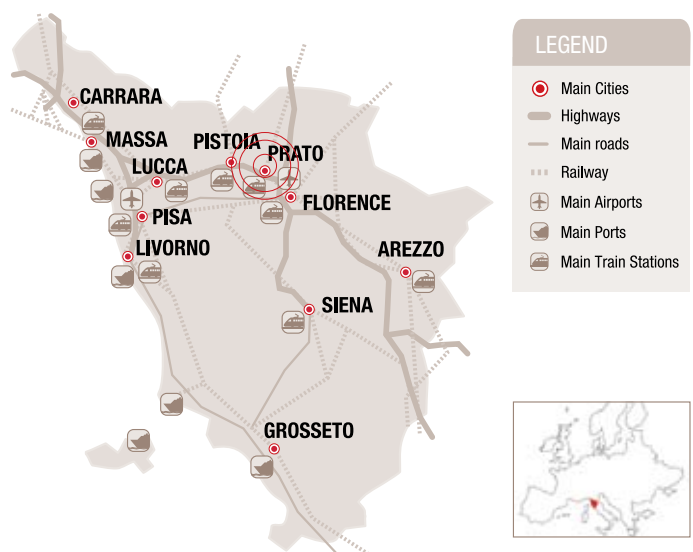
PRATO

# VILLA GUICCIARDINI

PRESTIGIOUS  
PROPERTY

## Overview:

The investment opportunity regards the purchase of a large part of the historical Villa Guicciardini and the restoration and management of an old oil mill included in the complex, for tourist, commercial and cultural purposes. Villa Guicciardini, one of the most beautiful villas in the Prato area, dates back to the 18<sup>th</sup> century and, together with the beautiful 12<sup>th</sup>-century park that surrounds it, is protected as site of historical and artistic interest. The historical building of the Villa features little gems like the ample neoclassic façade, the central



stairway, the chapel and the old water-driven oil mill; the entire complex is in good condition and is still used a venue for important events such as festivals and concerts.



RENDERING

## Structure description:

The investor will acquire a 1,647-sqm part of the central section of the Villa, including the east wing, the laundry rooms, the mansard roof, the clock room and the stable. The rest of the Villa is currently occupied by private apartments. Provided with a valid restoration and management project, the Cantagallo town council would allow the use of the Villa's oil mill. The 540-sqm oil mill is located in the west wing and, in addition to a small covered veranda, it features three levels: two rooms, an entrance and a room with independent entry are located on the ground floor and two large rooms on the second floor. The council could also allow the use of a further portion of the Villa's park and surrounding areas for parking facilities.

### SUMMARY

#### Type of investment opportunity:

The investor will acquire a portion of the Villa and the surrounding park and he/she may obtain the management of the oil mill and the associated land, property of the Cantagallo town council. Through the combination of the two opportunities, the entire available space could be used for the creation of a multifunctional structure, as it is possible to successfully develop both tourist accommodation services and cultural activities (conferences, meetings, courses, seminars, workshops, events, high level training).

#### Prestigious property:

Yes

#### Conditions:

The entire complex is in good condition and is still used as a venue for important events such as festivals and concerts. The oil mill needs to be renovated.

#### Year built:

18<sup>th</sup> century

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

The oil mill is owned by the Cantagallo town council which, provided with a valid restoration and management project, would allow its use. The project, aimed at increasing the value of the complex and at having a positive impact on employment and economy in the area, can rely on the support of the local authorities.

## Key advantages:

- Rare opportunity to acquire a large portion of a historical villa of great artistic value in Tuscany and to combine it with the restoration and management of an old oil mill.
- Financial contribution for the Villa project restoration by the local authorities.
- Flexible investment opportunity: provided that local planning regulations are respected, the Villa and the surrounding park can be used for various activities, such as the creation of a multifunctional structure.

#### Location:

Villa Guicciardini is located in the municipality of Cantagallo, in the hills around Prato and Florence.

#### Municipality:

Cantagallo (Prato)

#### Accessibility:

35 km away from the A11 motorway (Prato east exit) and 36 km from Florence airport.

Distances from main cities: Prato 35 km, Florence 75 km.

#### Ownership:

Villa Guicciardini is privately owned, while the oil mill is public.

#### Price:

Villa and park: 2,950,000 €

Oil mill and land: 600,000 €

Total investment: 3,550,000 €

#### Area:

- **Total area for sale:** 23,187 sqm

- **Villa** (Total area: 18,647 sqm)
  - Land: 17,000 sqm
  - Building: 1,647 sqm

#### • Details of building:

Areas of Villa for sale	Sqm
East wing	1,150
Covered porch	30
Laundry	66
Clock room	40
Mansard roof	83.6
Stables	277
<b>Total</b>	<b>1,647</b>

- **Oil mill** (Total area: 4,540 sqm)
  - Land: 4,000 sqm of parkland
  - Building: 540 sqm

#### Facilities:

The existing infrastructures include a parking area and an electrical system.

*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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