



Regione Toscana



Complex

“Villa Filicaia and Farm house”

Municipality of Prato





Regione Toscana



Map of Tuscany with location of Prato

MAIN DISTANCES:

Rome 300 km
Milan 300 Km
Pisa 80 km
Siena 50 Km

AIRPORT DISTANCES:

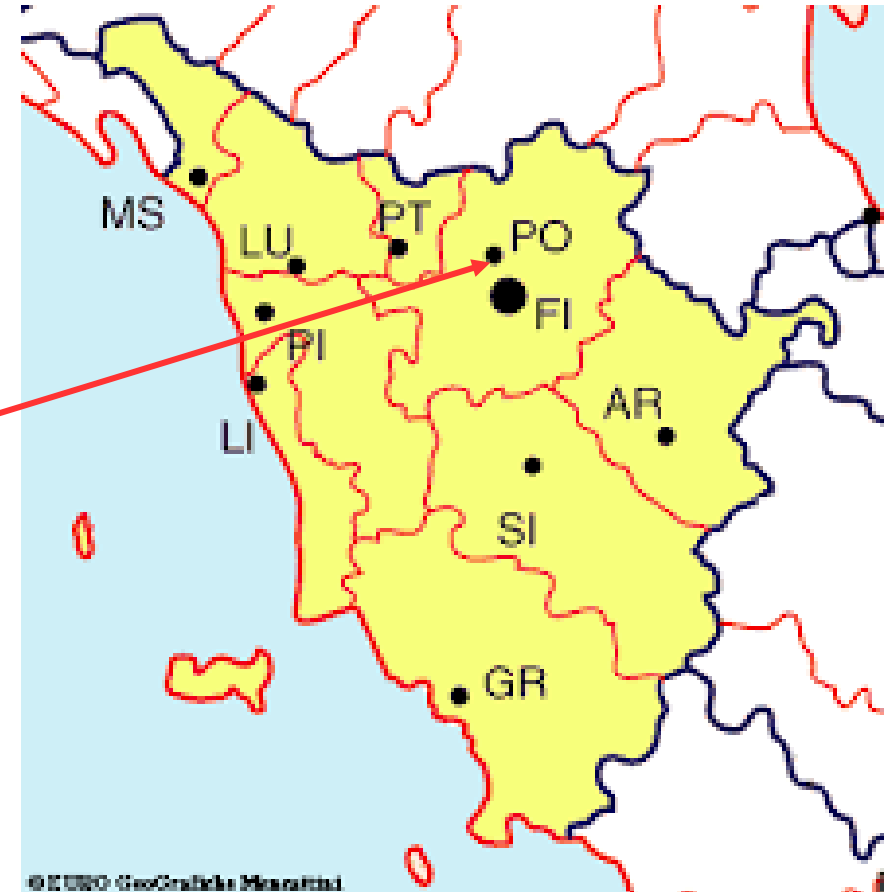
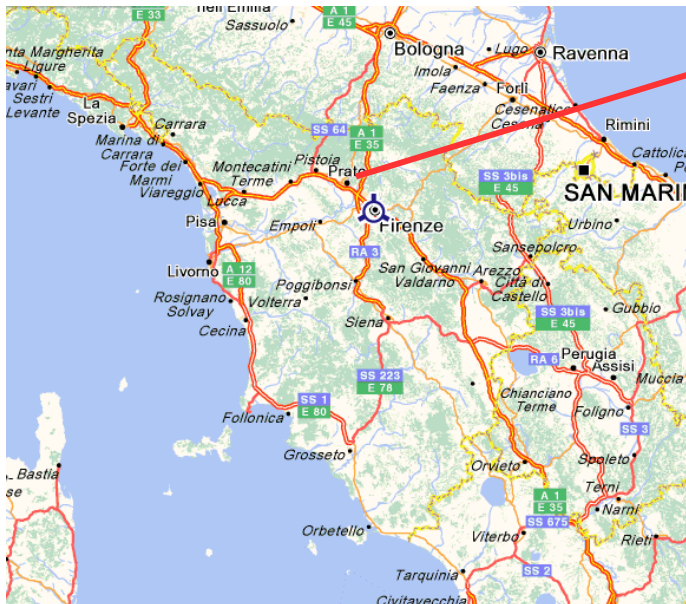
Florence 10 Km
Pisa 80 km
Bologna 90 Km

MAIN MOTORWAYS:

A11 Prato ovest 5 Km
A11 Prato est 10 km

MAIN STATION:

Prato Central 5 Km
Prato Porta al Serraglio 6 Km





Regione Toscana



THE REGION'S MAIN ATTRACTIONS





Regione Toscana

LOCATION





Regione Toscana



VILLA FILICAIA COMPLEX





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PRATO

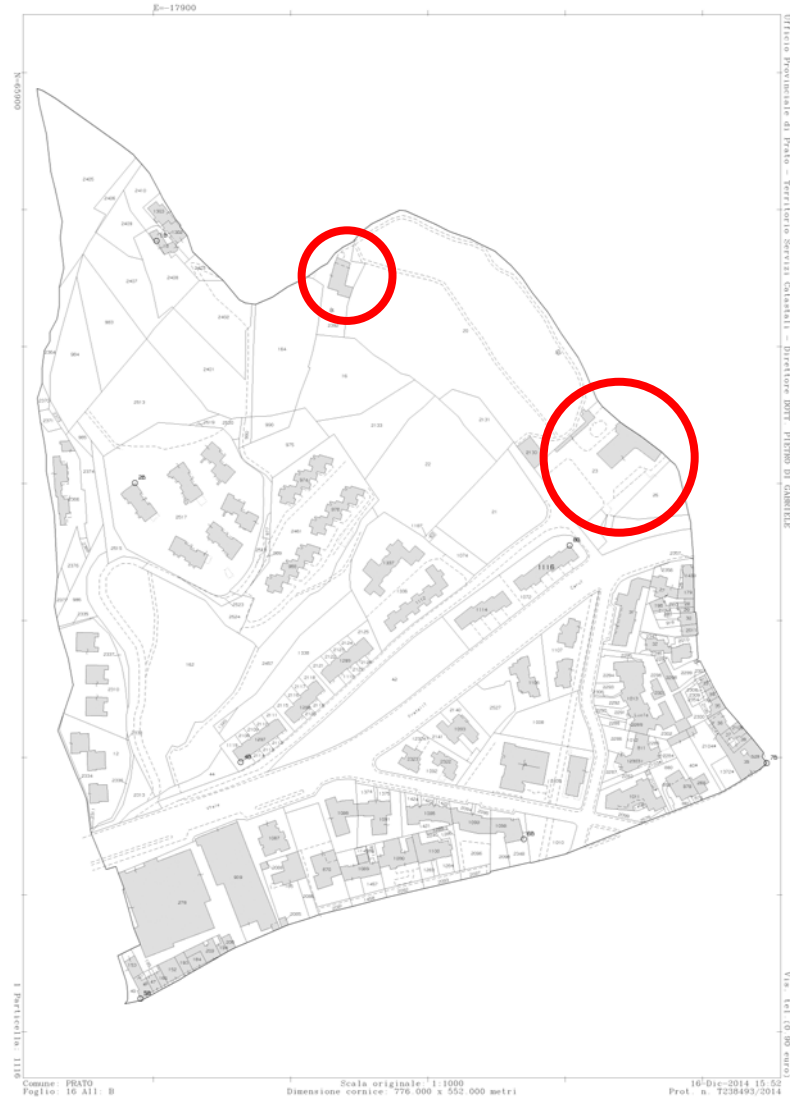
MAIN FEATURES:

- PROPERTY: ASL Toscana Centro (Ex ASL 4 PRATO)
- PROPERTY: intended for sale by public auction
- BUILDING: good condition
- MAIN BUILDING TOTAL GROSS AREA: 2,550 sqm
- FARM HOUSE CADASTRAL AREA: 595 sqm
- APPURTENANT UNCOVERED AREA: 3,941 sqm
- INTENDED USE: Hospital and health services
- PROPOSED INTENDED USE: Commercial, Executive and Tourist hospitality
- COMPLEX bound by the Ministry of Cultural Heritage and Activities
- AREA subject to landscape protection as per Italian Ministerial Decree 108/1958



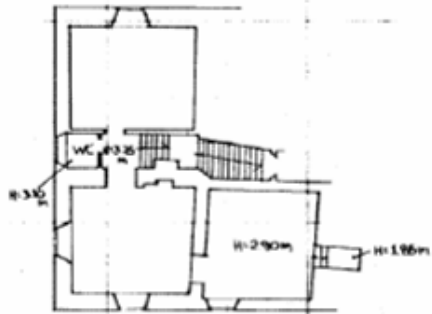


CADASTRAL IDENTIFICATION

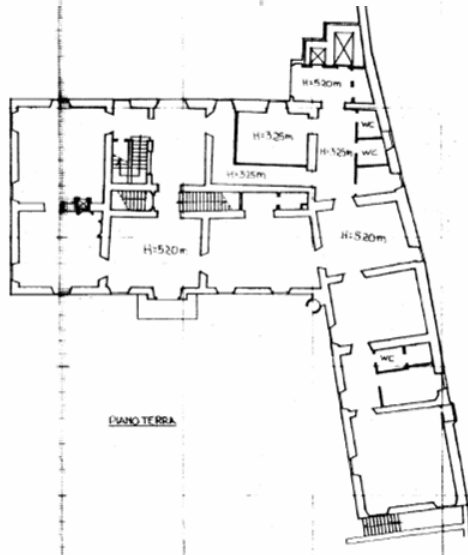




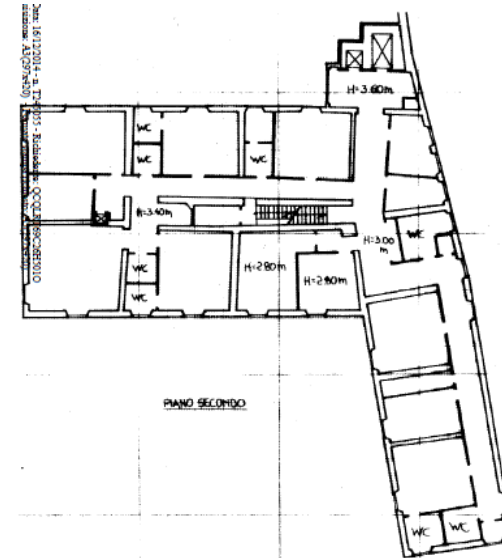
PLANIMETRIC REPRESENTATION MAIN BUILDING



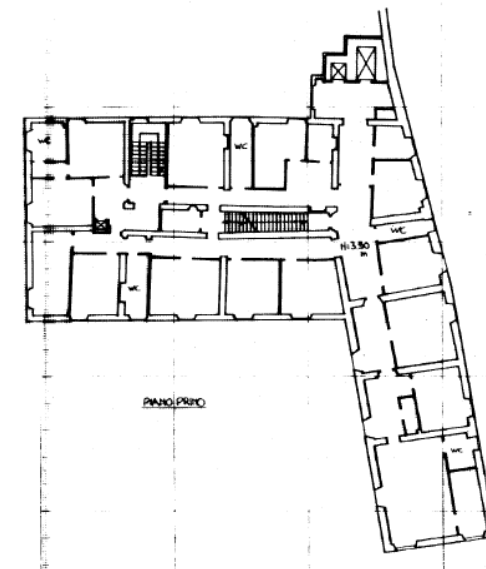
PIANO SEMINTERRATO



PIANO TERRA



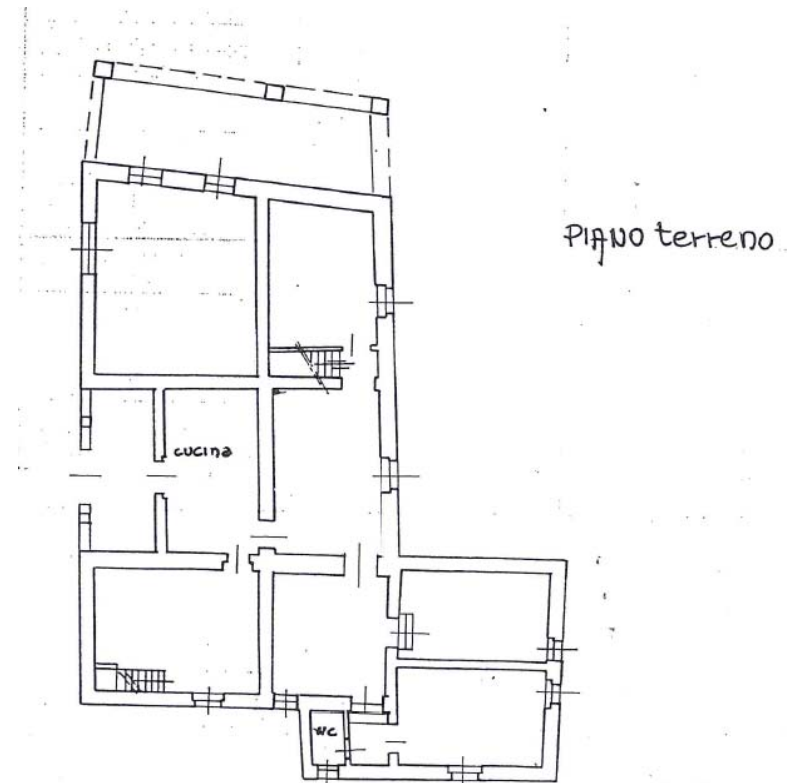
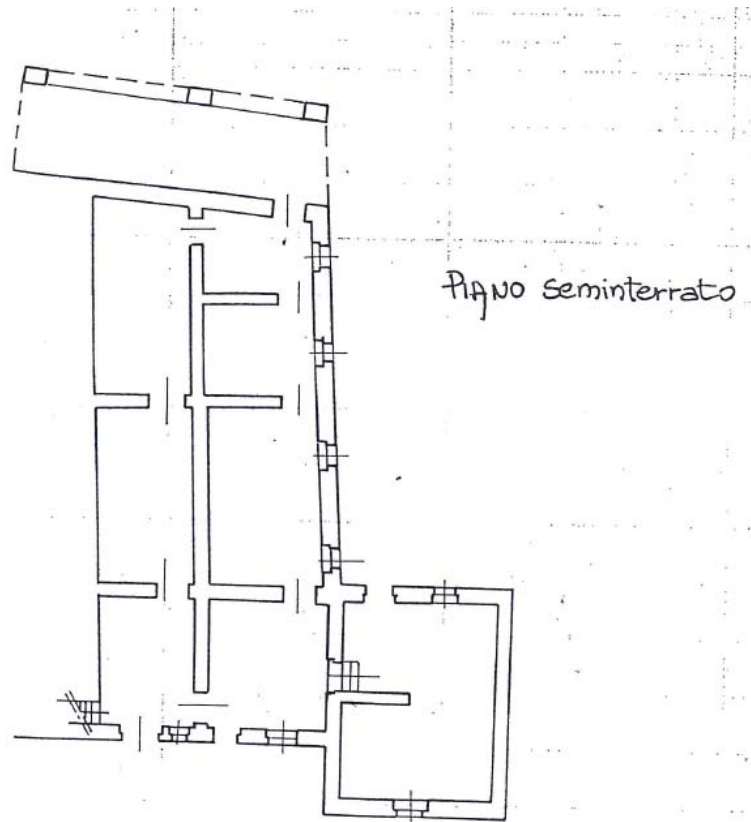
PIANO SECONDO



PIANO PRIMO



PLANIMETRIC REPRESENTATION FARMHOUSE





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SUMMARY DESCRIPTION

VILLA FILICAIA AND FARMHOUSE VIA F.LLI CERVI, 40 – FRAZ. S. LUCIA, PRATO

- The villa, an ancient building dated 1500's, is located in a valuable area of Prato, via F.lli Cervi, 40 - S. Lucia village, at the foot of the Prato hills. The villa is located in a dominant position in the district.
- It is an ancient building founded in 1500's. With its purchase in 1967 by the ASL it became a nursing home. On the 1° and 2° floor there are bedrooms and services, on the first floor there are: entrance, living room, kitchen, dining room, laundry room and services. On the basement floor there are technical rooms and dressing room/utility room and a room originally used as a cellar.