



Regione Toscana

Complex
“Villa Larderel – Pozzolatico”
Municipality of Impruneta (FI)





Regione Toscana

MAP OF TUSCANY WITH LOCATION OF IMPRUNETA

MAIN DISTANCES:

Florence 10Km
Rome 290 km
Milan 310Km
Pisa 80km
Siena 50Km

AIRPORT DISTANCES:

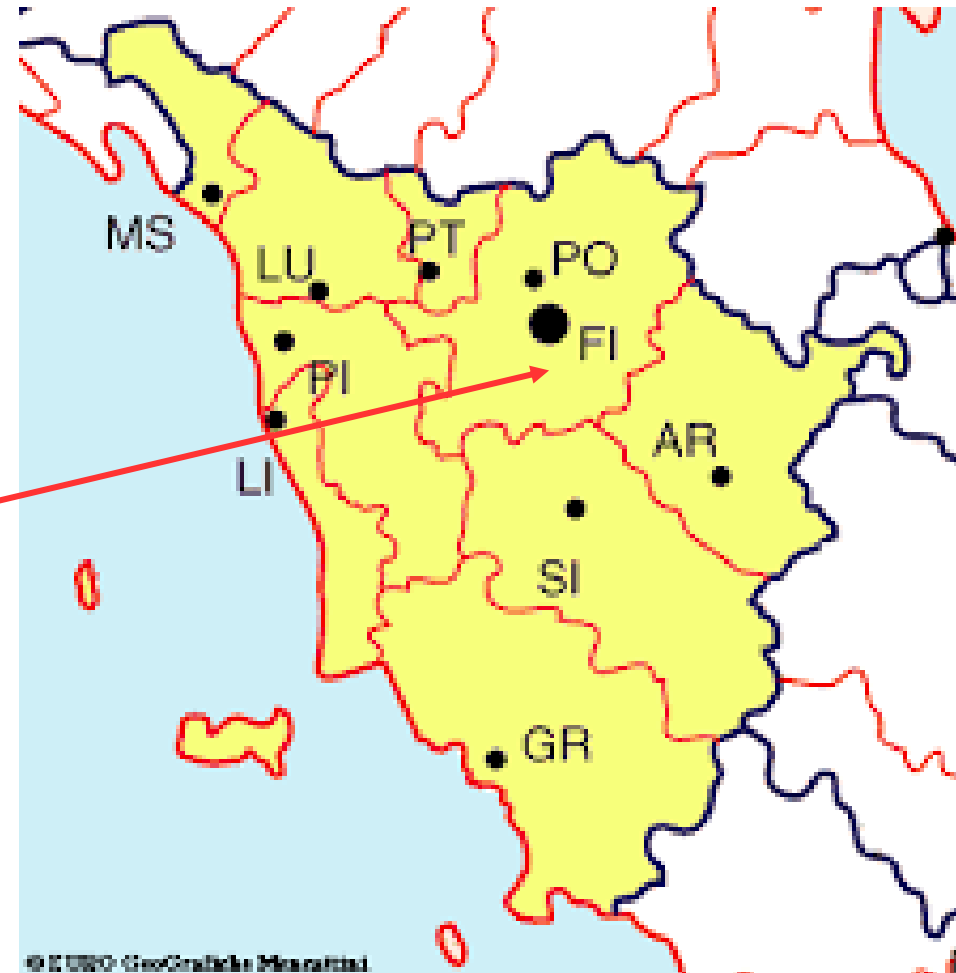
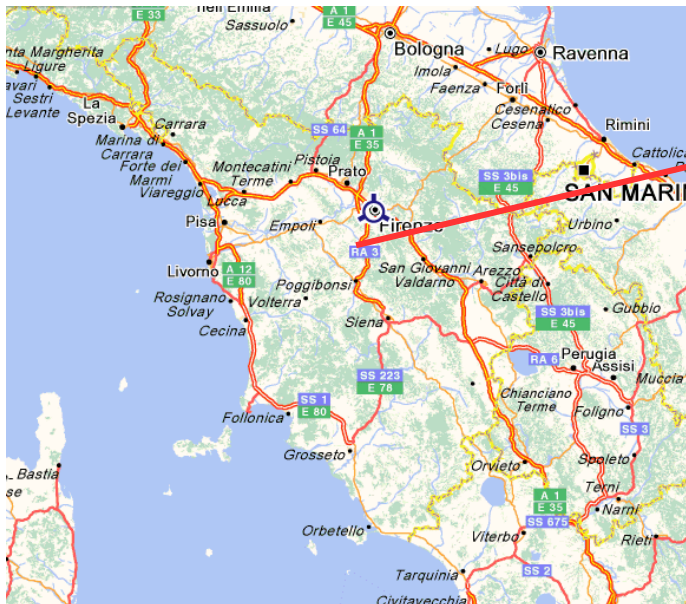
Florence 10Km
Pisa 80km
Bologna 100Km

MAIN MOTORWAYS:

A1 Firenze Impruneta 5Km A1
Firenze Sud 7 km
S.G.C. FI-Si 5Km

MAIN TRAIN STATION:

Florence SMN (city center) 10Km



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Regione Toscana

THE REGION'S MAIN ATTRACTIONS





Regione Toscana

LOCATION





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VILLA LARDEREL COMPLEX





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GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN IMPRUNETA

Main features:

- Property of the Region of Tuscany
- Building intended for sale by public auction
- Building to be “RESTORED”
- Total gross surface area 11,800 msq
- Appurtenant uncovered area 70,000 msq approx.
- Intended use PUBLIC SERVICES
- Complex under verification for binding under Italian Legislative Decree 42/2004 by the Ministry of Cultural Heritage and Activities
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





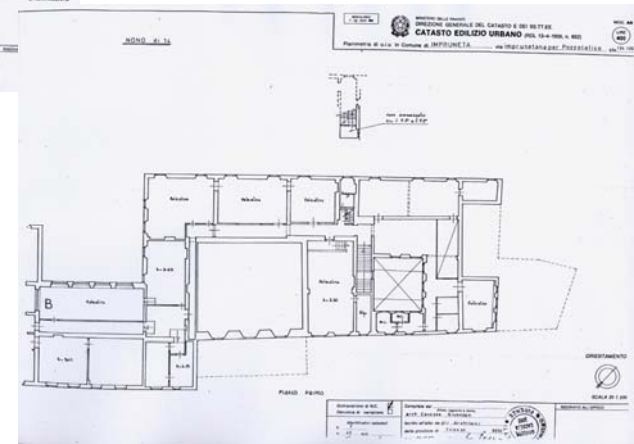
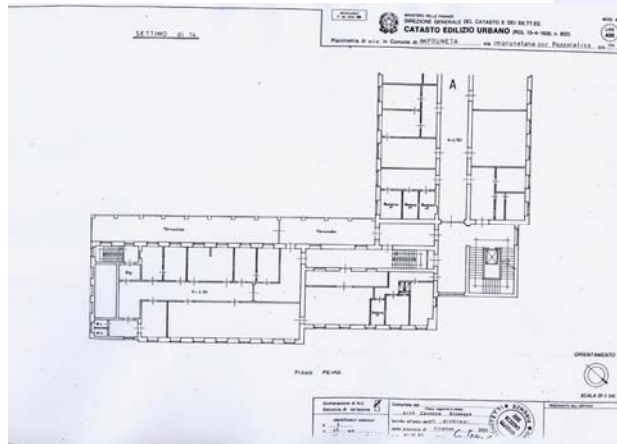
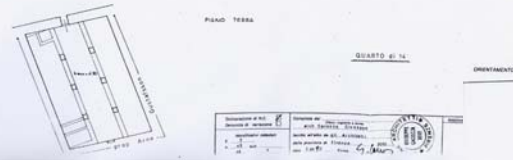
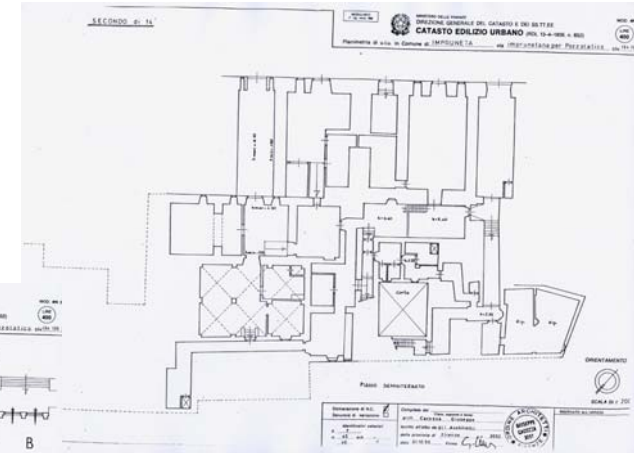
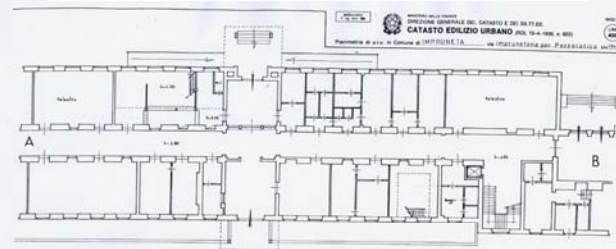
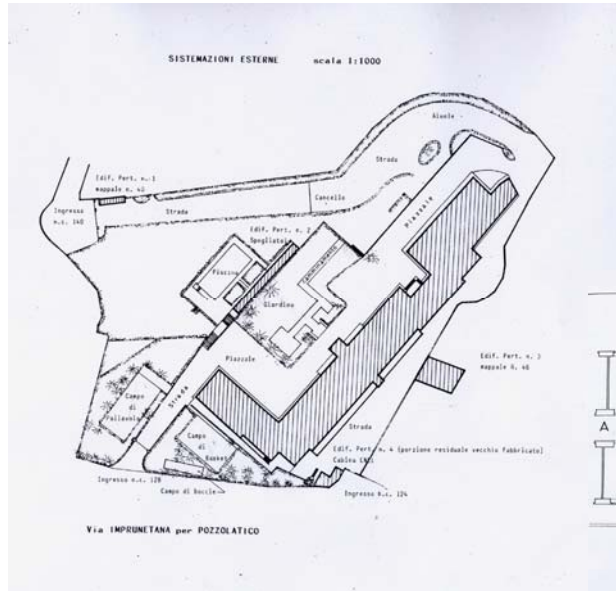
DETAILED CLASSIFICATION FOR THIS PROPERTY





Regione Toscana

PLANIMETRIC REPRESENTATION





HISTORICAL OVERVIEW

IMPRUNETA (Florence) – loc. Pozzolatico - VILLA LARDEREL

This is a building complex consisting of an historical villa with a garden and park as well as an artificial lake with an overlooking “chalet” annexe. Next to the villa there is a more recent building with an adjacent pool. It is currently awaiting for a response to the request for binding pursuant to Italian Legislative Decree 42/04 carried out in July of 2005.

The villa: The first building is from the 1200s and was the country home of the Ricci family, a noble Florentine family, who remained the proprietors until 1837 when it was purchased by the De' Larderel family whose name it still holds. The façade, with striped markings combined with pilasters is 18th century and symmetrical with a central tower that forms the axis. The windows and the doors are finished with stone with broken curved gables. The tower frames a large clock, an embossed coat of arms and an alcove containing a bust with commemorative plaque. The garden: in front of the villa, it has been modified due to construction for hospital expansion and for the pool for rehabilitation.

The park: along a Gothic style underpass (that goes under the Impruneta road) and via a monumental double stair case, there is a park of more than 4 hectares which brings you to the artificial lake. The park is planted with exotic plants in line with the tradition of the nineteenth century.

The chalet: located at the back of the lake dam, it has two floors plus basement and service rooms and has the architectural appearance of a mountain chalet with double-pitched roof.