



Regione Toscana



# Complex

## “Former Luzzi Sanatorium”

### Municipality of Sesto Fiorentino (Florence)





## Map of Tuscany with location of Sesto Fiorentino

### MAIN DISTANCES:

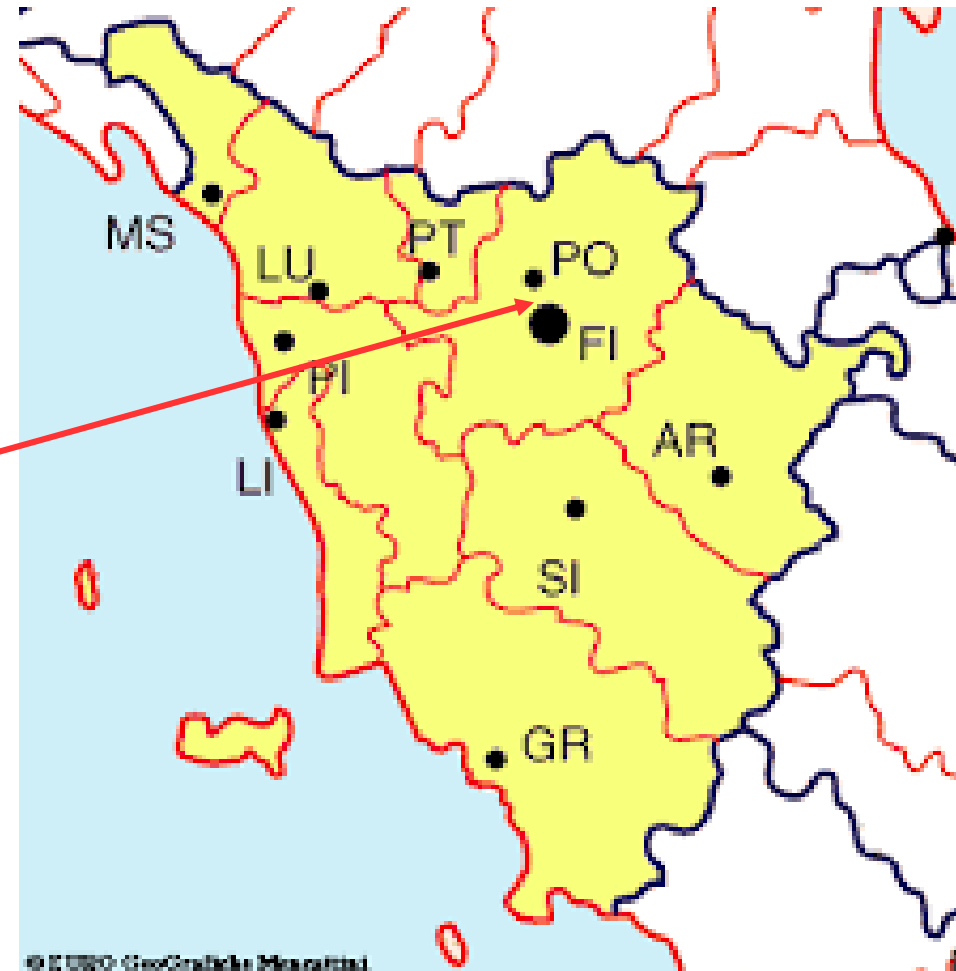
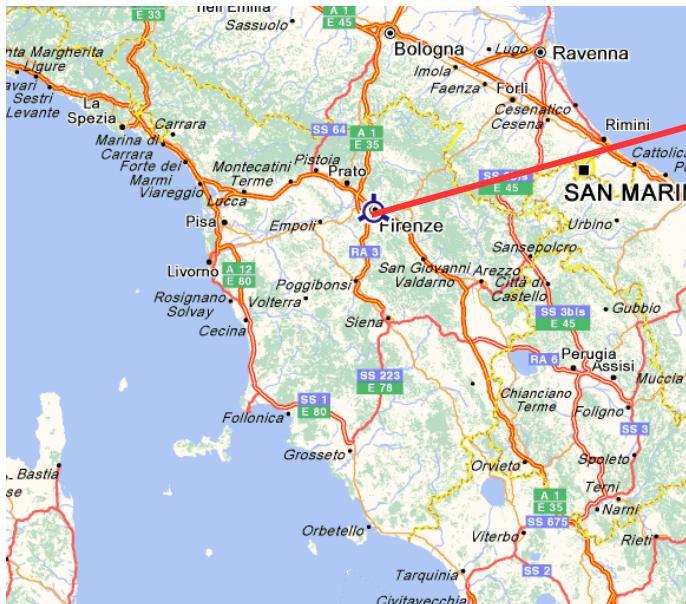
Rome 290 km  
Milan 310 Km  
Pisa 80 km  
Siena 50 Km

### AIRPORT DISTANCES:

Florence 10 Km  
Pisa 80 km  
Bologna 100 Km

### MAIN MOTORWAYS:

A1 Firenze Nord 10 Km  
A1 Firenze Sud 25 km  
S.G.C. FI-PI-LI 15 Km





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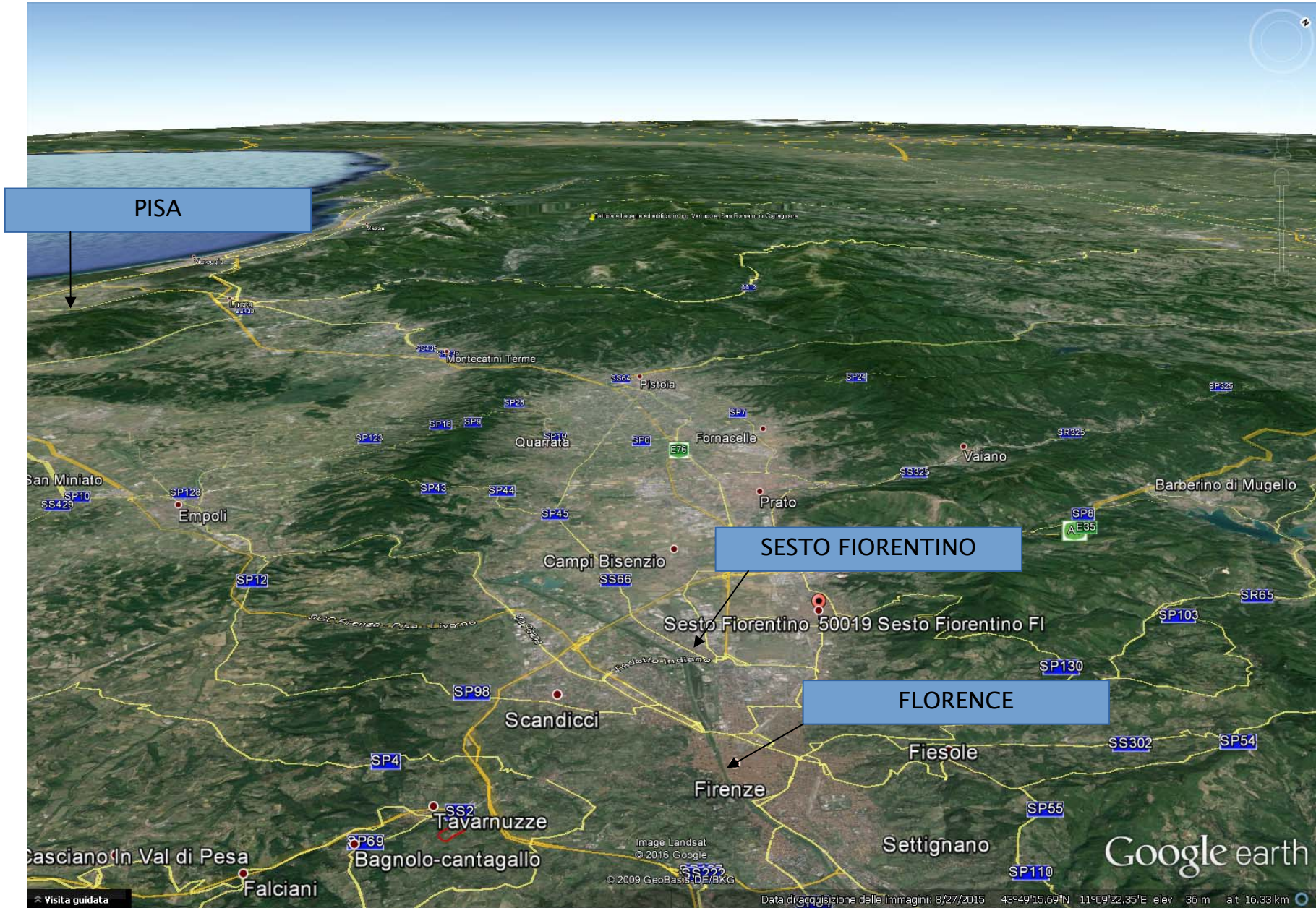


# THE REGION'S MAIN ATTRACTIONS





# LOCATION





Regione Toscana



## LUZZI COMPLEX





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## LUZZI COMPLEX ORTHOPHOTOGRAPH





## GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SESTO FIORENTINO

### Main features:

- PROPERTY: ASL Toscana Centro (Ex ASL 10 Florence)
- intended for sale by public auction
- BUILDING: to be fully restored
- GROSS TOTAL AREA: 6,788 sqm
- APPURTENANT UNCOVERED AREA: 290,000 sqm
- INTENDED USE: Health and social care. Residential use is not allowed
- PROPOSED INTENDED USE: Tourism and hospitality; Tertiary Directional; Residential; Assisted residential
- AREA: subject to landscape protection as per Italian Legislative Decree D.Lgl. 42/2004





# CLASSIFICATION OF THIS PROPERTY







# SUMMARY DESCRIPTION

## FORMER LUZZI HOSPITAL- SP 130 AND VIA DI CASTIGLIONE - SESTO FIORENTINO (FLORENCE)

The property is located in the municipal area of Sesto Fiorentino with access along the SP 130 (Via dell'Uccellatoio) and Via di Castiglione. The complex is located on the slopes of the wooded hills of Monte Morello and Monte Senario, has great panoramic views over the valleys. It's around 500 mt above sea level and 8 km from Florence. In the neighbourhood there are the former Banti hospital complex, the residential area of Montosorli, some Relais hotels and guest facilities. There is a public transport stop at the entrance to the property on Via dell'Uccellatoio.

The complex consists of a series of buildings built in different periods, arranged in a large park with ash trees, oaks, holm oaks, black pines, cedars, maples, cypress and others.

- **THE VILLA:** it is in the shape of a medieval castle divided onto 4 floors: basement, ground floor, first floor, second floor (towers). The building has a rectangular layout with four towers at the corners, two of which are covered, with an internal courtyard. The interior decorations are prestigious but the building has suffered structural collapse in several parts. The construction period is referred to 1800/1900 and is an example of eclecticism in art. The building structure is made up of pietra forte squared elements and is covered by a Florentine roof and rectangular battlements.
- **LUZZI HOSPITAL:** this is a complex of over 5000 sqm organised into various halls. The hospital started its activity in 1929 and was subsequently expanded with further buildings and halls. It is in a panoramic position at around 400 mt from the entrance on Via dell'Uccellatoio. Today it is completely stripped down and many fixtures and other elements have been removed. A structural assessment would be useful for some parts.
- **ENTRANCE BUILDING:** the entrance building exterior is in harmony with the old parts of the Villa, while the interior, on both the ground and first floor, is more modest and needs to be completely restored in its fixtures, floors and services (sanitary, heating and electrical). Behind it, even if overlooked for maintenance, there is a beautiful courtyard with views on the forest.
- **SERVICE BUILDING:** this is a farmhouse building according to some sources traceable to 1850, which has been restructured for sanatorium use. It is in a panoramic position on cultivated land. The building, with load-bearing masonry, is around 400 mt from the main entrance with an altitude difference of around 50 mt compared to Via dell'Uccellatoio.
- **SOUTH VILLA:** This is a small building situated on Via dei Castiglioni entrance.
- **CHAPEL:** This is a small building probably contemporary with the villa, shown on the cadastral unit "A".