



Regione Toscana



# **Complex**

## **“Former Badia di Santa Gonda Farm”**

### **Composed by:**

- 1. “Podere Le Tagliate”**
- 2. “Giardino I”**
- 3. “Giardino III”**

**Municipality of San Miniato (Pisa)**



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## Map of Tuscany with location of San Miniato (Pisa)

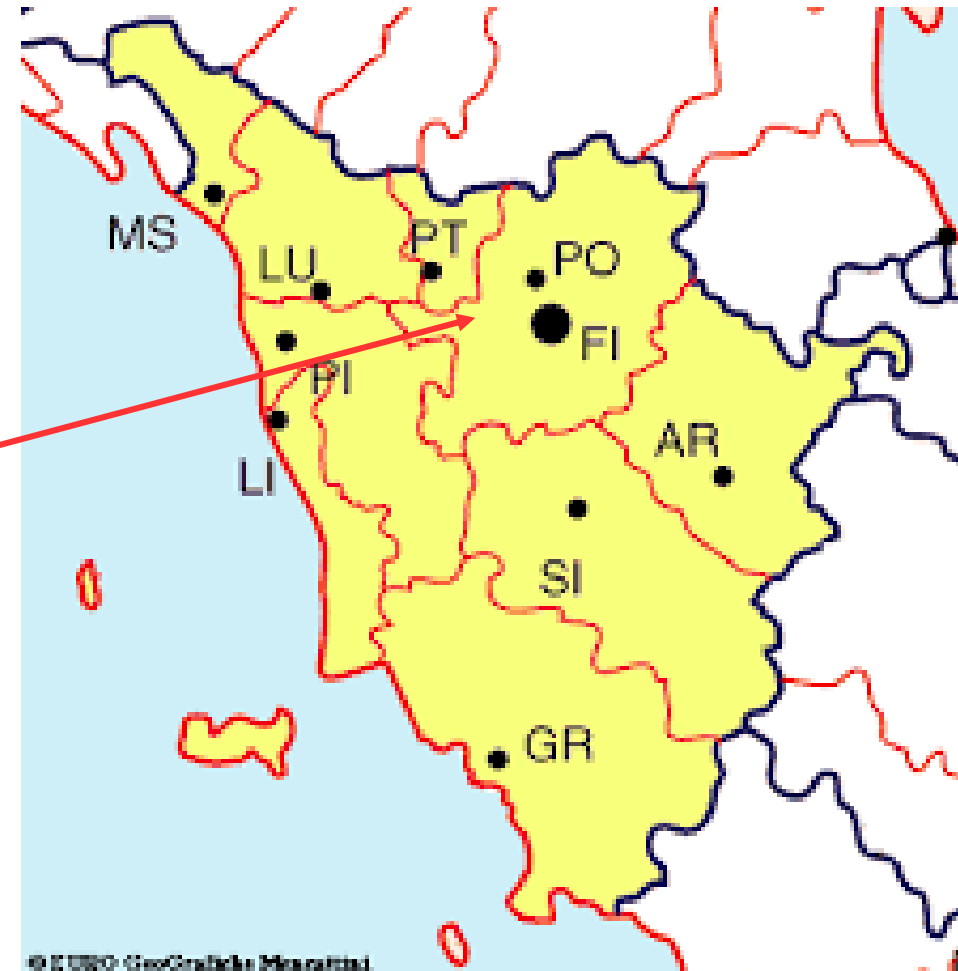
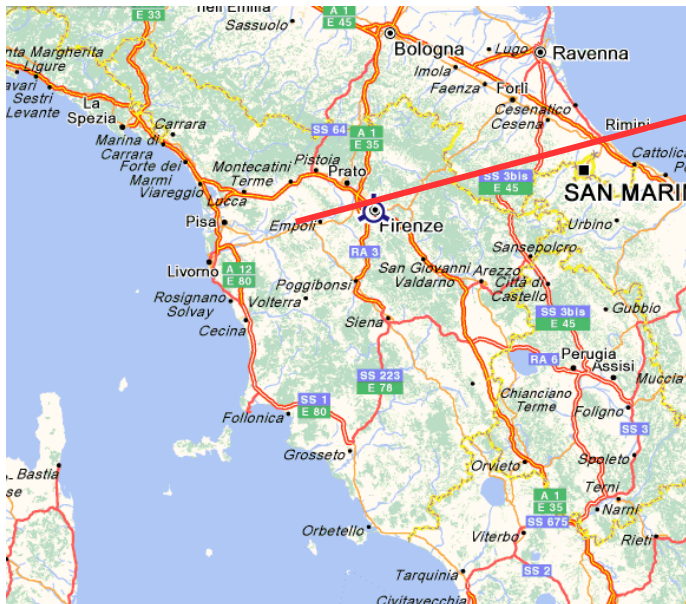
### MAIN DISTANCES:

Rome 300 km  
Milan 330 Km  
Pisa 35 km  
Firenze 45 Km

### AIRPORT

### DISTANCES:

Florence 45 Km  
Pisa 35 km  
Bologna 145 Km



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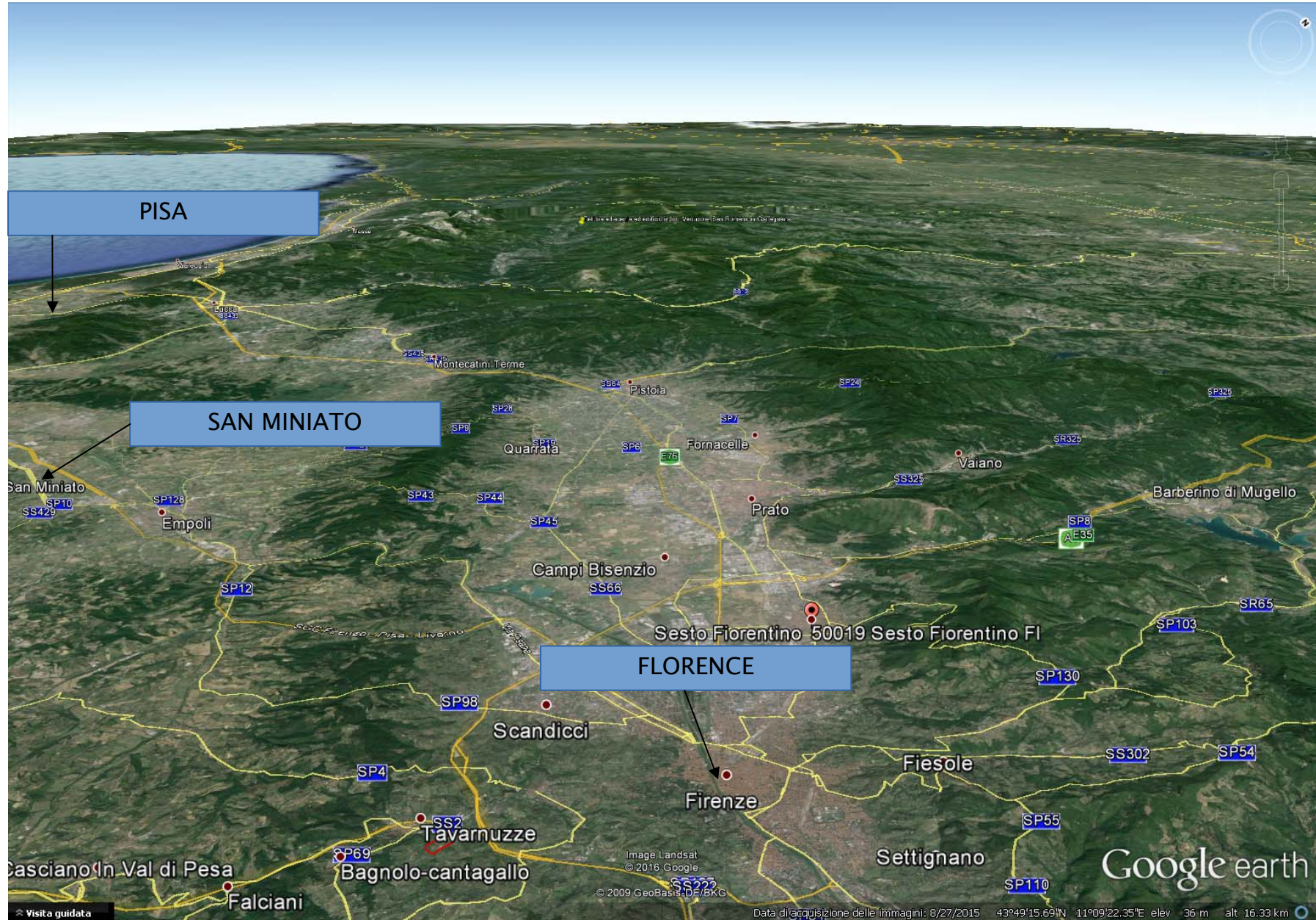
## THE REGION'S MAIN ATTRACTIONS







# LOCATION





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# 1. “Podere Le Tagliate”

## Municipality of San Miniato (Pisa)







## GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO “Podere Le Tagliate”

### MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- BUILDING: to be restored
- GROSS TOTAL AREA: 731 sqm
- APPURTENANT UNCOVERED AREA: 105,336 sqm
- INTENDED USE: Rural. New constructions are not allowed.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: **not** subject to landscape protection Italian Legislative Decree 42/2004





## ORTHOPHOTOGRAPH “Podere Le Tagliate”





# CADASTRAL IDENTIFICATION







## SUMMARY DESCRIPTION

### **FORMER BADIA DI SANTA GONDA FARM ON VIA CASTELLONCHIO PODERE LE TAGLIATE – SAN MINIATO (PISA)**

This is a rural complex, called "Le Tagliate", consisting of a main building, with two floors above the ground, an annex building with one floor above ground, and three plots of land for agricultural use. In particular, the complex is divided as follows:

1. Le Tagliate A – consisting of a main building (335 sqm), accessories (390 sqm) on appurtenant land (2,830 sqm) and an agricultural land that extends for a total cadastral area of 72,047 sqm.
2. Le Tagliate B – consisting of agricultural land that extends for a total cadastral area of 19,110 sqm.
3. Le Tagliate C - consisting of agricultural land that extends for a total cadastral area of 15,920 sqm.



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## 2. “Giardino I”

### Municipality of San Miniato (Pisa)







## GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO “Giardino I”

### MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- BUILDING: in terrible condition
- GROSS TOTAL AREA: 914 sqm
- APPURTENANT UNCOVERED AREA: 84,540 sqm
- INTENDED USE: Rural. New constructions are not permitted.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: not subject to landscape protection Italian Legislative Decree 42/2004





# ORTHOPHOTOGRAPH “Giardino I”







# SUMMARY DESCRIPTION

## FORMER BADIA DI SANTA GONDA FARM ON VIA CAVANE GIARDINO I – SAN MINIATO (PISA)

This is a rural complex, named "Garden I", consisting of a main building with three floors above the ground, an annex building with two floors above the ground and two plots of land for agricultural use. In particular, the complex is divided as follows:

1. Giardino I - A – consisting of a main building (450 sqm), accessories (423 sqm) and an open gallery (40 sqm) on appurtenant land (2,580 sqm) as well as agricultural land that extends for a total cadastral area of 5000 sqm.
2. Giardino I - B – consisting of agricultural land that extends for a total cadastral area of 76,960 mq.



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### 3. “Giardino III”

## Municipality of San Miniato (Pisa)







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## GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO (PISA) “Giardino III”

### MAIN FEATURES:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- BUILDING: to be restored
- GROSS TOTAL AREA: 476 sqm
- APPURTENANT UNCOVERED AREA: 72,126 sqm
- INTENDED USE: Rural. New constructions are not allowed.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: not subject to landscape protection Italian Legislative Decree 42/2004







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# CADASTRAL IDENTIFICATION







## SUMMARY DESCRIPTION

### **FORMER BADIA DI SANTA GONDA FARM ON VIA CAVANE GIARDINO III – SAN MINIATO (PISA)**

This is a rural complex named "Giardino III", consisting of a main building with 2 floors above the ground, an annex with two floors above the ground, another annex with one floor above the ground and two plots of land for agricultural use. In particular, the complex is divided as follows:

1. Giardino III - A – consisting of a main building and annexes on appurtenant land, as well as agricultural land that extends for a total cadastral area of 18,053 sqm.
2. Giardino III - B – consisting of agricultural land that extends for a total cadastral area of 51,865 sqm.