

Paradise in Tuscany



HIGHLIGHTS VALDARNO PROJECT (Firenze, Italy)

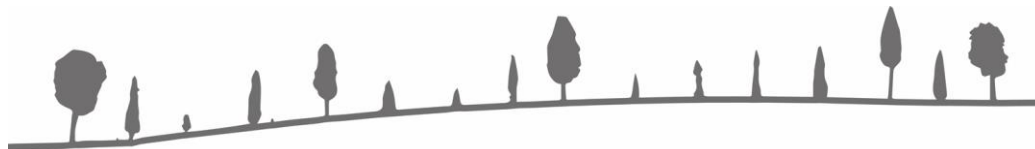
*Three charming Country Houses with private hunting ground to be restored in
Central Tuscany*

Guide Price €950.000 including furniture

Built originally around the 16-1700s.
Total Living space at present: 574 sqm / 6178 sqf, over 2 floors.

Lot size: 23.35 ha / 58 ac with
- Olive groves 51 ha.
- Arable land 24 ha.
- Woodland 158 ha.

To be restored, deciding the number of rooms and lay out
About 1100 olive trees on the plot



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THE VALDARNO PROJECT

Highlights

The property is located close to Figline Valdarno between the Valdarno valley and the Chianti, about 40 minutes from the old town of Florence.

A restoration project has been drawn up by John Pawson, a British architectural designer known for minimalist aesthetics. A local Italian architect and her team, who are specialists in heritage property restoration, are available to coordinate and oversee the restoration process.

The three buildings are located on a panoramic plateau and are surrounded by well-kept olive groves, meadows, and woodland with views across the Valdarno valley.

The main country house offers about 374 m² on two floors.

- The ground floor is currently divided into a spacious eat-in kitchen with antique fireplace and wood-fired oven, four rooms as well as ex-stables and storage rooms.
- The first floor offers a spacious living room, four rooms and a former hay-barn.

In addition, a typical wine cellar is located on a subterranean floor.

The two annex buildings are situated above the main country house.

- The first annex building (about 142 m²) features an eat-in kitchen with fireplace, living- and storage room on the ground floor as well as two rooms on the first floor.
- The second annex building, a former stable, has about 58 m².

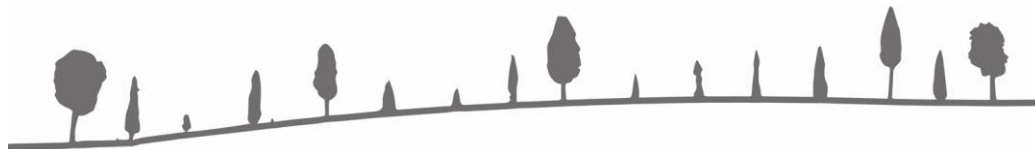
The surrounding plot is divided into olive groves (about 51,280 m²), arable land (23,900 m²) and woodland (158,360 m²).

The property is part of a private hunting ground and borders with Villa Il Palagio, the Tuscan estate of Trudie Styler and Sting.

The property is accessible via a white road (about 1.7 km). All shopping facilities in Figline Valdarno are about 6 km away. The old town of Florence can be easily reached by car or train from Figline Valdarno.

More information

Figline Valdarno is a small and fascinating medieval town in province of Florence that is about to become one of the main tourist centers of the area. In addition to the qualities of this town, many people are choosing Figline Valdarno due to the wide



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availability of facilities, the proximity to Florence (only 25 minutes by train) and the beauty of the surrounding area. Indeed, the **Valdarno** is an area characterized by the presence of several attractive communities included in a nice environmental context.

Key distances (approx.):

- Lucca: 114km/71mi
- Versilian Riviera, with shopping and famous Wednesday market: 134km/83.3mi
- Pisa: 114km/71mi
- Florence: 37km/23mi
- Siena: 63km/39mi
- Cinque Terre: 219km/136mi
- Nearest shop/bar – 6km /3.7mi

Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)

- “Imposta di registro” - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient of 118.5).
- Notary Public (these values may vary):
 - Honorary (approx.) €3,000 + VAT
 - Translation of the Purchase contract: €1,000 + VAT
- Technical report for Notary Public: can vary according to the complexity of the task – range € 2,000 – 6,000
- Commission to Paradiseintuscany paid by the buyer: 3% of purchase price.



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PICTURES OF THE VALDARNO PROJECT



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Contact: Fabio Manzetti Tel. +47 9057 2159 /+39 320 830 7054 / fm@paradiseintuscany.com



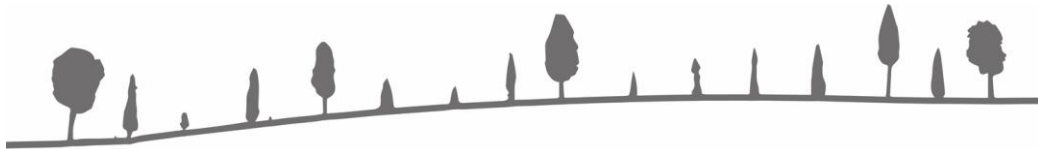
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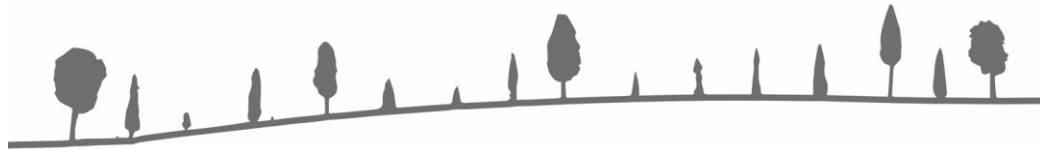


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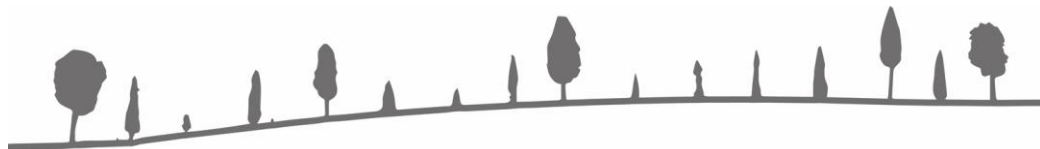
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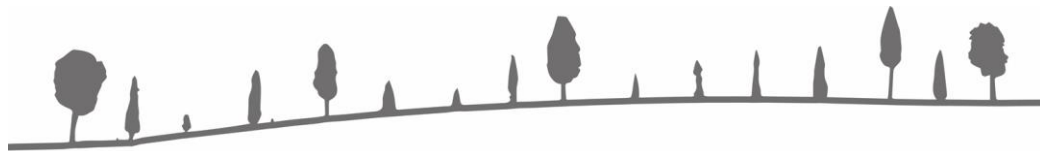
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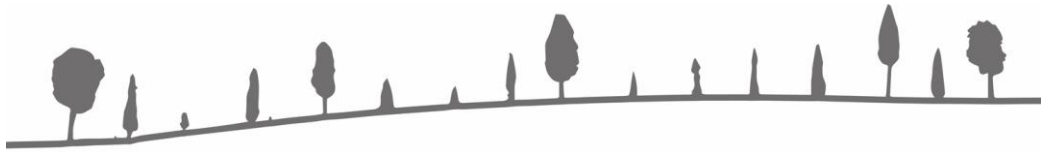
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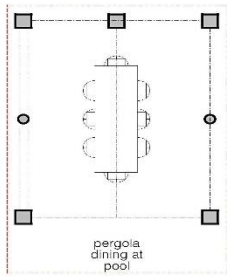


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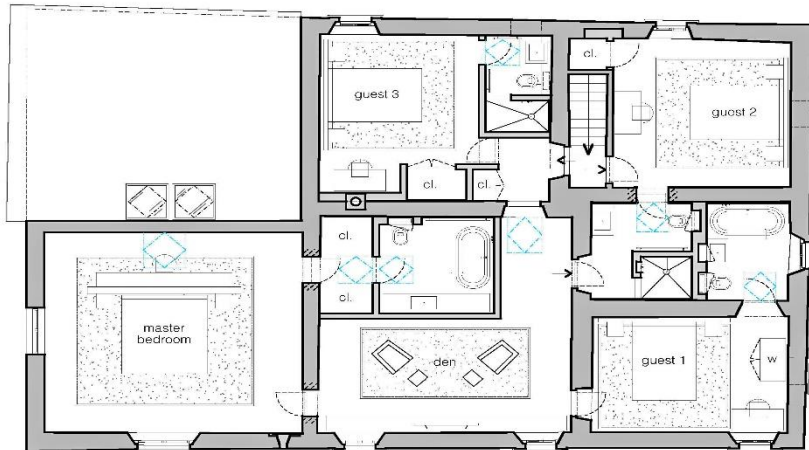
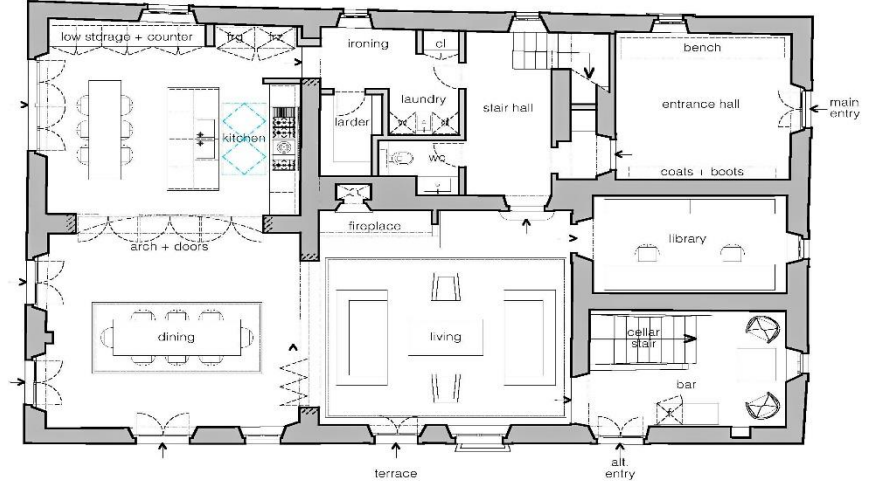




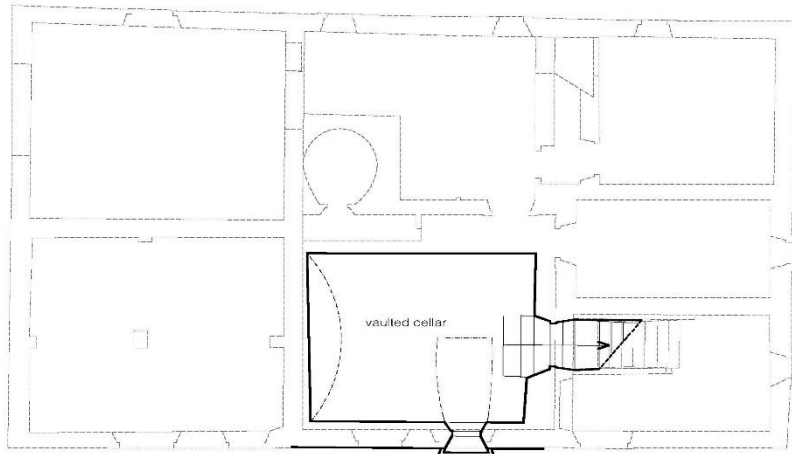
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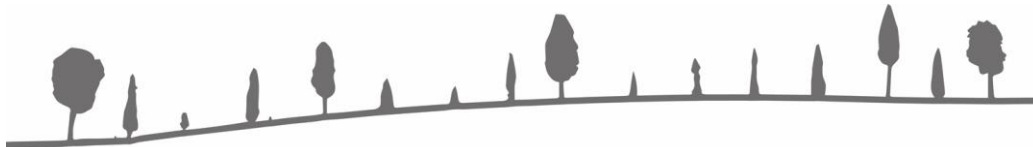


Ground Floor House A

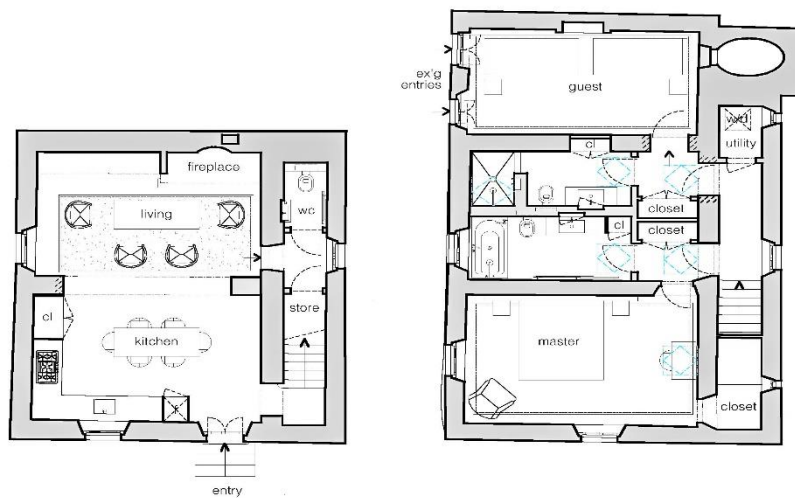


First Floor House A

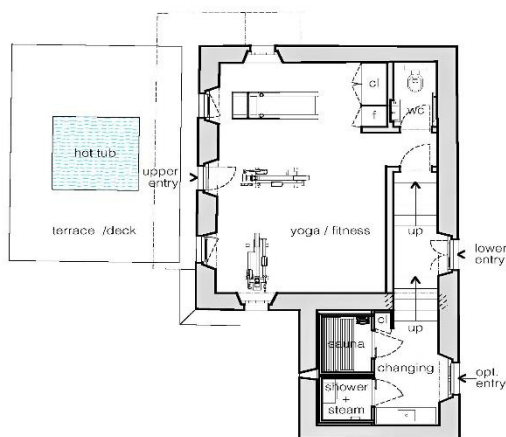




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House B
Ground Floor + First Floor



House C
Upper and Lower Floors



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