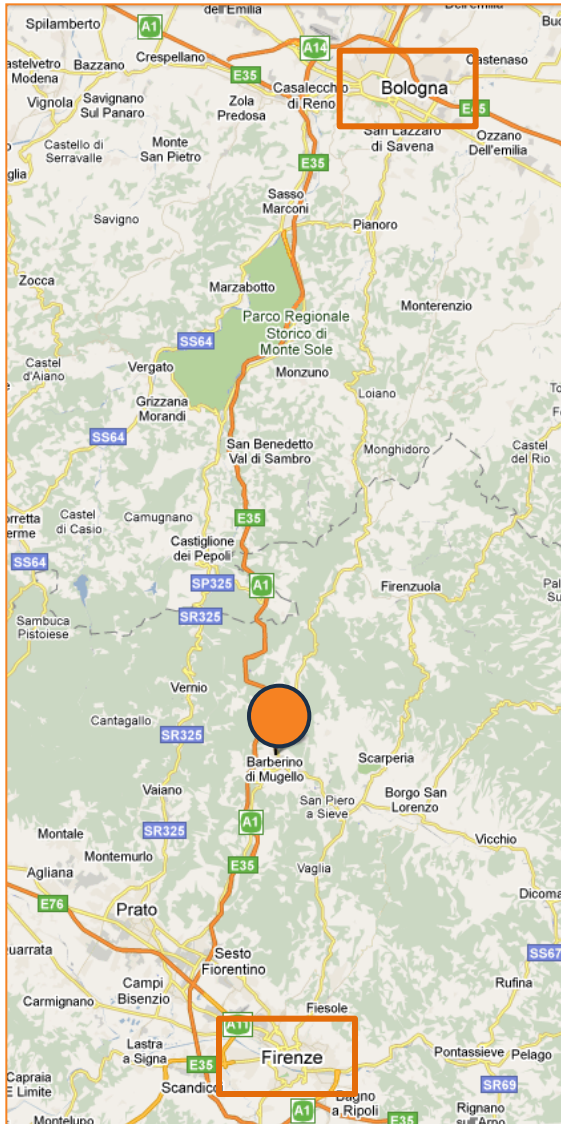


Prestigious Tuscan Estate for sale in
BARBERINO DI MUGELLO (FI)



LOCATION AND AMENITIES IN THE BARBERINO AREA



The Property is located in the municipality of Barberino di Mugello, 3 km from the "Barberino" exit off the A1 Motorway, 20 km from Florence and 70 km from Bologna. It is circa 20 minutes' drive from the Florence airport.

The area has been greatly improved by the creation of Lake "Bilancino" along with development of the Barberino Outlet Store, Scarperia Test Track, Poggio de Medici Golf Course and some prestigious hotels.



ACQUA PANNA[®]
NATURAL SPRING WATER



TARGET

Castello di BARBERINO DI MUGELLO

THE CASTLE AND ITS SURROUNDINGS



The Property is an estate spread over ca. 60 hectares consisting of:

- a castle or luxurious villa with a courtyard
- a farm adjoining the court
- a building called "Limonaiia"
- an historic Italian park
- a small cluster of houses known as "Il Borgo" and other smaller farmhouses called "Il Sodere" and "Il Vignolino")
- a lake
- a pine forest in the hills.

The Castle, the houses of the village, the Italian park and pinewood forest are subject to the Ministry of Heritage and Culture Law 1089/39, reconfirmed in 1991, which regulates development in areas of historic significance.

The land surrounding the lake, the woods and wellspring complement and enrich this landscape.

Please contact us for information about the offering price for the Property.

The origins of the Castle and its settlement date back to medieval times. The family Cattani, who originated in Lombardy and owned many other properties in Mugello, decided to build a fortress on a hill at the entrance of the road connecting the Apennine Futa to Bologna. This was a strategic position for collecting tolls and controlling the area.

Over the years, a small village grew around houses built to accommodate the farmers and their agricultural activities.

In 1915 the castle was bought by Louis Dappless, niece of Edmond Dappless (founder of Nestlé Company). This Swiss family had moved to Mugello with the intention of regenerating the farms and reinstating the pine forests destroyed over the years. Louis Dappless also devoted himself to restoration of the other buildings and planting an Italian garden.

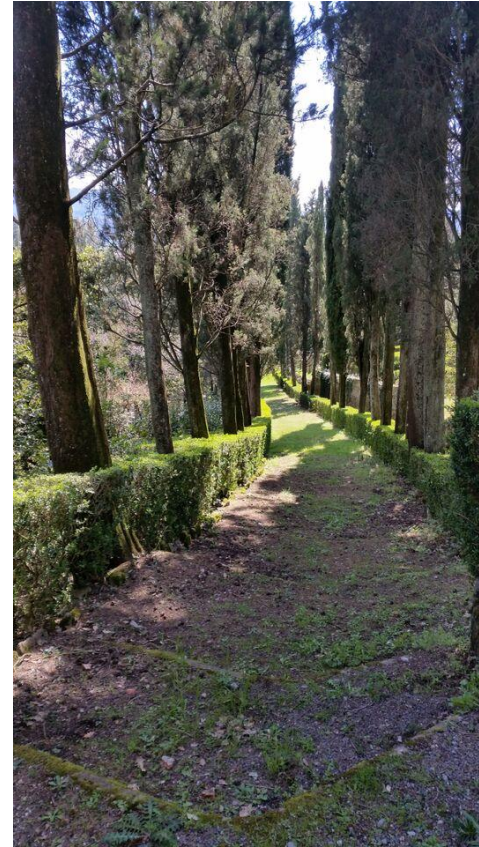


INTERIOR OF THE CASTLE



TARGET

Castello di BARBERINO DI MUGELLO



THE VILLAGE (il Borgo)



TARGET

Castello di BARBERINO DI MUGELLO

The current owner has improved the Property after ceasing further agricultural activities. Two farmhouses have been renovated, each of which host a bed & breakfast run by external managers.

The Castle has hosted a number of events including weddings and corporate parties during Autodrome rallies sponsored by companies such as Ferrari.

www.casaledisantamettolo.it

www.ilvignolino.it

Many other building areas could be restored to serve commercial uses such as:











- 1. The large wine cellars with vaulted ceilings could accommodate a cooking and sommeliers school
- 2. The Farm, with its many rooms and chimneys could accommodate a restaurant and be used as a guest house
- 3. Limonaia, totally vacant today, could support guest houses as a local restaurant/breakfast point.
- 4. In the village, former stables could be converted into small apartments. Plans envision creating 27 apartments.

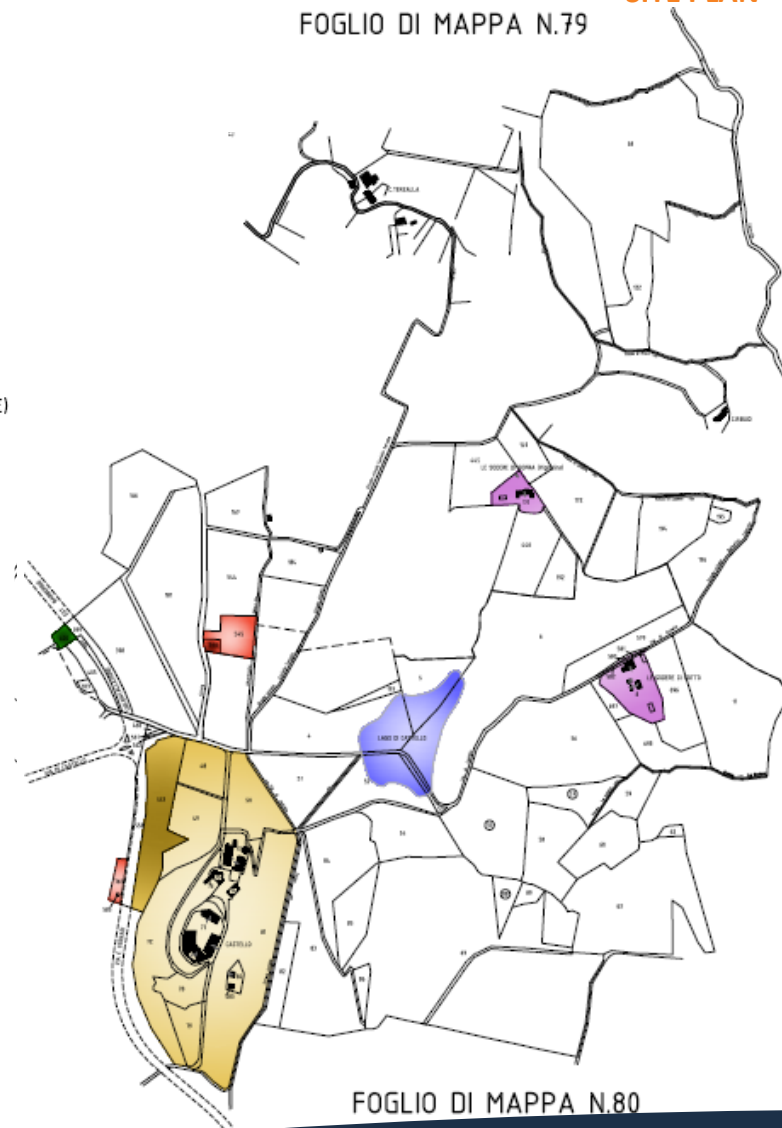
The Property offers the best of all worlds : enjoying the natural beauty of the Mugello, visiting historic sites and museums in nearby Florence, participating in a variety of sporting activities such as hiking, horseback riding and sailing and shopping at an outlet center 10 minutes away.

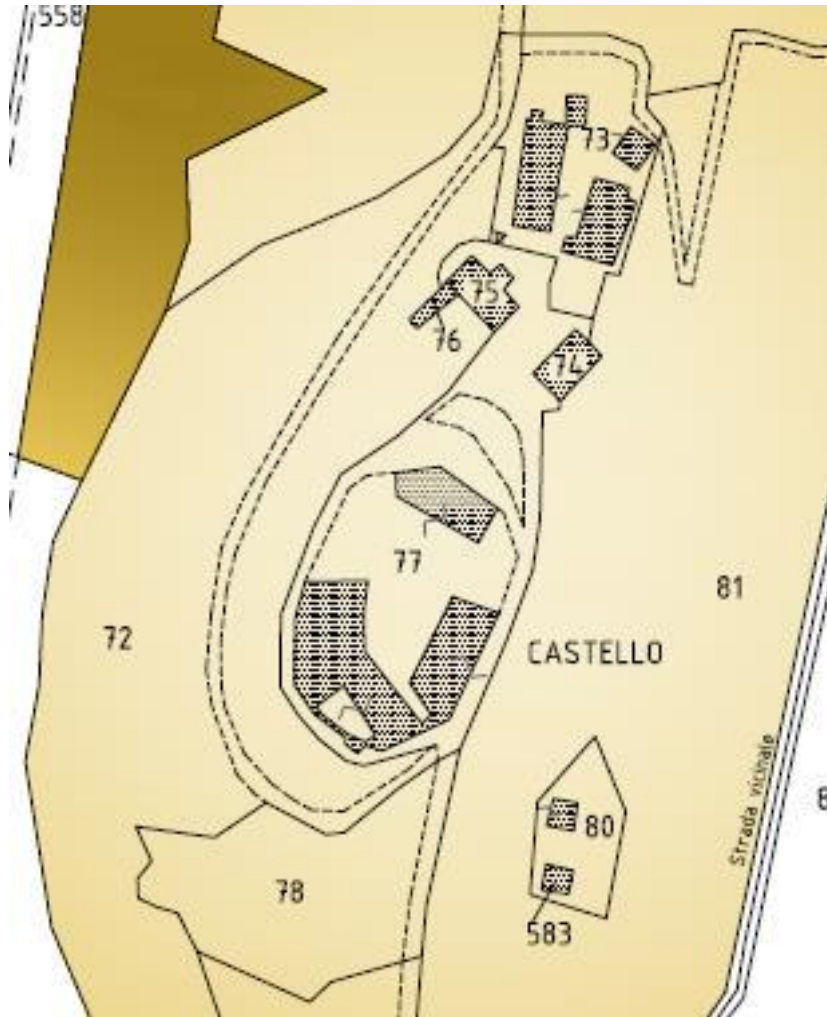


DESCRIPTION OF LAND AND BUILDINGS

LEGENDA:

-  Nuclei e Centri Storici (zona omogenea "A") fabbricati vincolati dal Ministero per i Beni Culturali e Ambientali con Legge 20/06/1909 n.364 art.5 , vincolo notificato il 16/07/1913 e successiva L.1089 del 01/06/1939 "Tutela delle cose d'interesse artistico e storico".
-  Nuclei e Centri Storici (zona omogenea "A")
-  Lago di Castello
-  Aree soggette a riadozione (EDIFICABILITA' SOSPESA PROSSIMA RIADOZIONE)
-  Scheda di Trasformazione S.T.93 (porzione AREA EDIFICABILE)
-  Edifici Affittati a terzi
(Sodere di Sotto-Veronica Molinari)
(Sodere di Sopra ovvero Vignolino-Silvia Lascialfari)
-  Aree a Prevalente Funzione Agricola - E
-  Area Soggetta ad Esproprio
-  Area Relitto probabile Esproprio
-  Particelle di cui la Soc. GERMINALE s.r.l. è livellaria





	BUILDING	TOT. SQM.
1)	<i>Main Castle/Villa</i>	1.610
2)	<i>Farm</i> <i>(PT, 1 e 2 floor)</i>	819
3)	<i>Limonaia</i> <i>(PT, 1 and attic)</i>	393
4)	<i>Parco all'italiana</i>	50.000
5)	<i>Borgo – the village</i> <i>(edif. A, B, C, D/E, F)</i>	1.972
6)	<i>Sodere (Farmhouses)</i> <i>(Alte, Basse)</i>	520
7)	<i>Terreni – Total Land</i>	600.000

BUILDING AREA DETAILS

	BUILDING	FLOOR/BUILDING	NET SQM	TOTAL SQM
1)	<i>Castle/Villa</i>	<i>T</i>	569	1.610
		<i>1°</i>	145	
		<i>1° serv</i>	248	
		<i>attic</i>	294	
		<i>storage</i>	354	
2)	<i>Fattoria - the Farm</i>	<i>T</i>	282	819
		<i>1°</i>	331	
		<i>2°</i>	206	
3)	<i>Limonaia</i>	<i>T</i>	181	393
		<i>1°</i>	141	
		<i>Attic</i>	71	
4)	<i>Parco all'italiana</i>		50.000	50.000
5)	<i>Borgo – The Village</i>	<i>Building "A"</i>	230	1.972
		<i>Building "B"</i>	265	
		<i>Building "C"</i>	300	
		<i>Building "D/E"</i>	271	
		<i>Building "E"</i>	250	
		<i>Building "F"</i>	56	
6)	<i>Sodere</i>	<i>Sodere Alte</i>	220	520
		<i>Sodere Basse</i>	300	
7)	<i>Terreni - Total Land</i>		600.000	600.0000

LOCAL HOTEL DEVELOPMENTS NEAR MUGELLO

TARGET

Castello di BARBERINO DI MUGELLO

1.

Villa Le Maschere

(owner Una Hotels & Resorts) – 5 stars

65 rooms/suite, spa, restaurants

<http://www.villalemaschere.it/ita/fotogallery.htm> -



2.

Villa Campestri Olive Oil Resort

(private owner, manager Paolo Pasquali)

25 rooms and 3 types of small residences

<http://www.villacampestri.com/> -



3.

Una Hotel Poggio dei Medici

(Owner Una Hotels & Resorts)

70 rooms

Wellness Center

www.unahotels.it/it/una_poggio_dei_medici/hotel_toscana_golf.htm



Villa Medicea di Cafaggiolo (Barberino di Mugello) –



A proposed development project for the Property involves transformation of the castle and the surrounding houses into a luxury resort with 514 beds, 181 rooms and 30 apartments. The developer of this venture is Alfredo Mauricio Lowestein, a native of Argentina and resident of the US and Switzerland. He owns several hotel chains in the US and the Caribbean.

An investor recently purchased the castle of Cafaggiolo and the surrounding 300 hectares (owned by Tofani Tiraboschi and Company srl) for a planned €170 million development. He plans to transform the Medici villa into a 5 star hotel including a spa and fitness center, with outdoor athletic facilities for polo and riding trails.

A collection of old farmhouses in Campiano, on the shores of Lake Bilancino, will become a "relais - château" luxury villa Property with 30 residential units.

Via Visconti Venosta, 3
20122 Milano

tel.+39 02 8739 8860
fax.+39 02 8739 8861

www.target.re.it
info@target.re.it

Disclaimer

TARGET Real Estate informa i destinatari della presente brochure che tutte le informazioni in essa contenute sono coperte da riservatezza e non possono essere copiate, trasmesse a terzi o divulgate in altra forma, senza il preventivo permesso di TARGET Real Estate. Tali informazioni non possono avere alcuna efficacia contrattuale poichè sono trasmesse unicamente per finalità commerciali e promozionali del portafoglio immobiliare a cui si riferiscono e non possono, quindi, essere utilizzate per altri scopi.

A tale riguardo TARGET Real Estate non presta alcuna garanzia in relazione alla correttezza di informazioni e dati che ha ricevuto da terzi o ha elaborato per conto proprio.

TARGET Real Estate declina ogni responsabilità per danni o pregiudizi che possano derivare dall'utilizzo delle informazioni e dei dati contenuti nel presente documento.

Ogni violazione dei diritti sopra esposti sarà perseguibile ai sensi di legge.