



**AGENZIA IMMOBILIARE**  
**SANTA CRUCE**

*Edilproget S.R.L.*



*Servizi Immobiliari*

## OBJECT: Poggio del Monte Villa

The real estate complex is located in the municipal area of San Gimignano in the locality.

"Canonica", located between Certaldo and Gambassi Terme and composed of independent buildings with relevance of residues and plots of agricultural land at various positions and cultivation.

The asset called "Villa del Monte", constitutes the "central" body of the entire property. This is a building of considerable historical importance divided into real estate units for functions related to agricultural activity, apartments for residential buildings, private chapel, gardens and residences.

Real estate unit for production functions related to agricultural activity (agritourism) and it constitutes the largest portion of the "villa" developing on 3 floors above ground and 2 floors within earth and is made up of several units with different ones intended use:

- housing of sup. gross sqm. 1,557;
- terraces and loggias of sup. gross sqm. 610;
- office and reading rooms of sup. gross sqm. 272;
- warehouse, laundry, sup. gross sqm. 2,602;
- swimming pool and its annexes of sup. gross sqm. 182;
- cellars of sup. gross sqm. 480;
- lemon grove of sup. gross sqm. 110.

Inside the building complex there is find n. 6 residential apartments of various sizes for a gross surface.

overall including accessories of sqm 902, a series of courtyards, terraces and loggias for a gross surface overall of sqm 464 e gardens, resede for a sup. gross of. 14,710 sqm.

Inside the "villa" there is a private chapel with independent access from the court of sup. gross sqm. 32.

The "Podere Casalino" is a building located in the near the "villa" and is made up of several units real estate with different uses:

- housing of sup. gross sqm. 334;
- warehouses and others of sup. gross sqm. 535;
- resede of sup. gross sqm. 2,450.

The "Mill" is a small complex real estate place at the side of the entrance gate of the "villa" and is intended for warehouse use and shelter animals of gross surface overall square meters 297 and annexed there is a resede of sup. gross sqm. 340.

The "Podere Arsenale" is a complex real estate located near the "villa" and it is made up of several real estate units with different uses:

- housing of sup. gross sqm. 587;
- warehouses and others of gross surface sqm. 482;
- resede of sup. gross sqm. 1,760.

Located around the buildings are also of particular importance agricultural land field and crop having a total extension of about ha. 282.00 of which:

- about vineyard has. 32,00;
- olive grove around has. 17.50;
- approximately arable land. 104.50;
- forest and remaining crops around ha. 128,00.

The request is €30.000.000,00

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Edilproget s.r.l.

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Capit. Sociale € 10.400 i.v.

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