



Regione Toscana





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MAP OF TUSCANY WITH LOCATION OF LUCO DI MUGELLO

MAIN DISTANCES:

Florence 30Km
Rome 290 km
Milan 310Km
Pisa 80km Siena 50Km

AIRPORT DISTANCES:

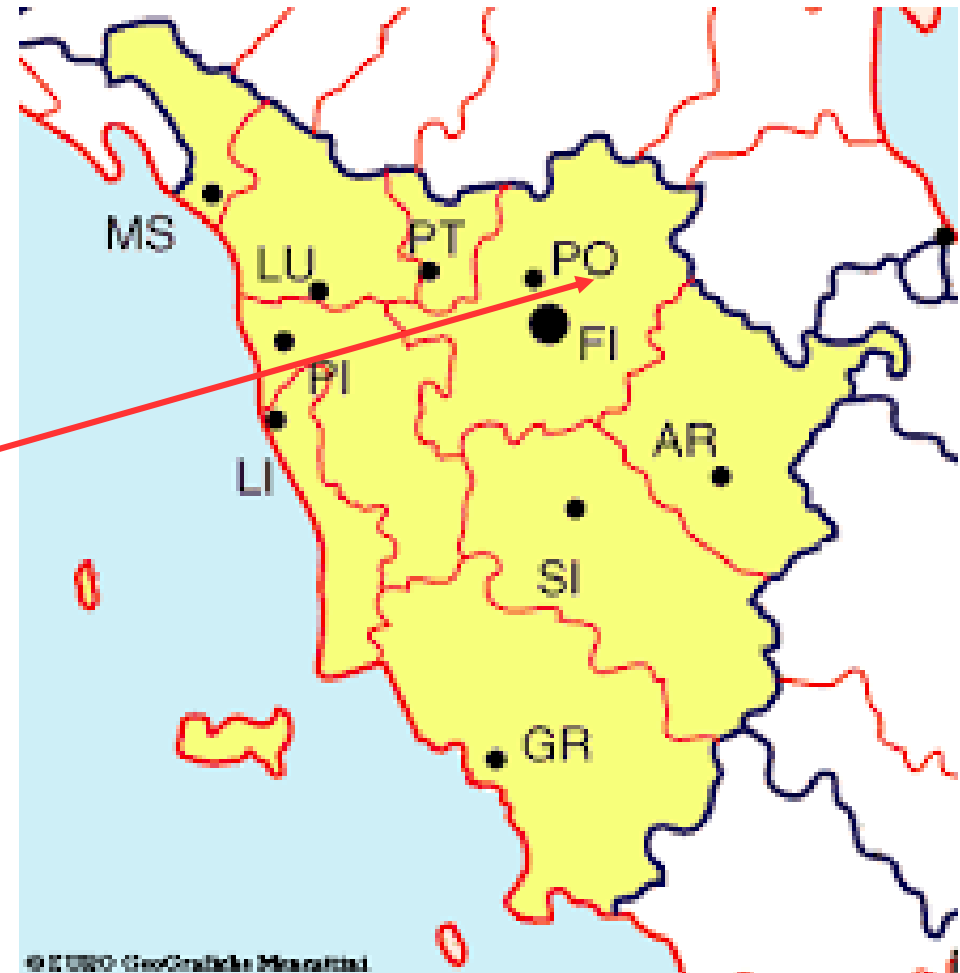
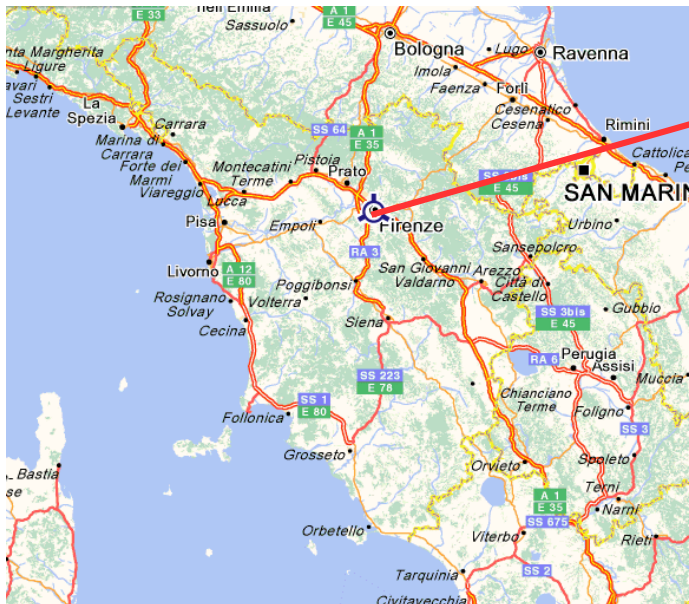
Florence 30Km
Pisa 100 km
Bologna 70Km

MAIN MOTORWAYS:

A1 Firenze- Barberino 10Km

MAIN TRAIN STATION:

Florence SMN (city center) 35 Km



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Regione Toscana

THE REGION'S MAIN ATTRACTIONS





Regione Toscana

LOCATION



Image Landsat

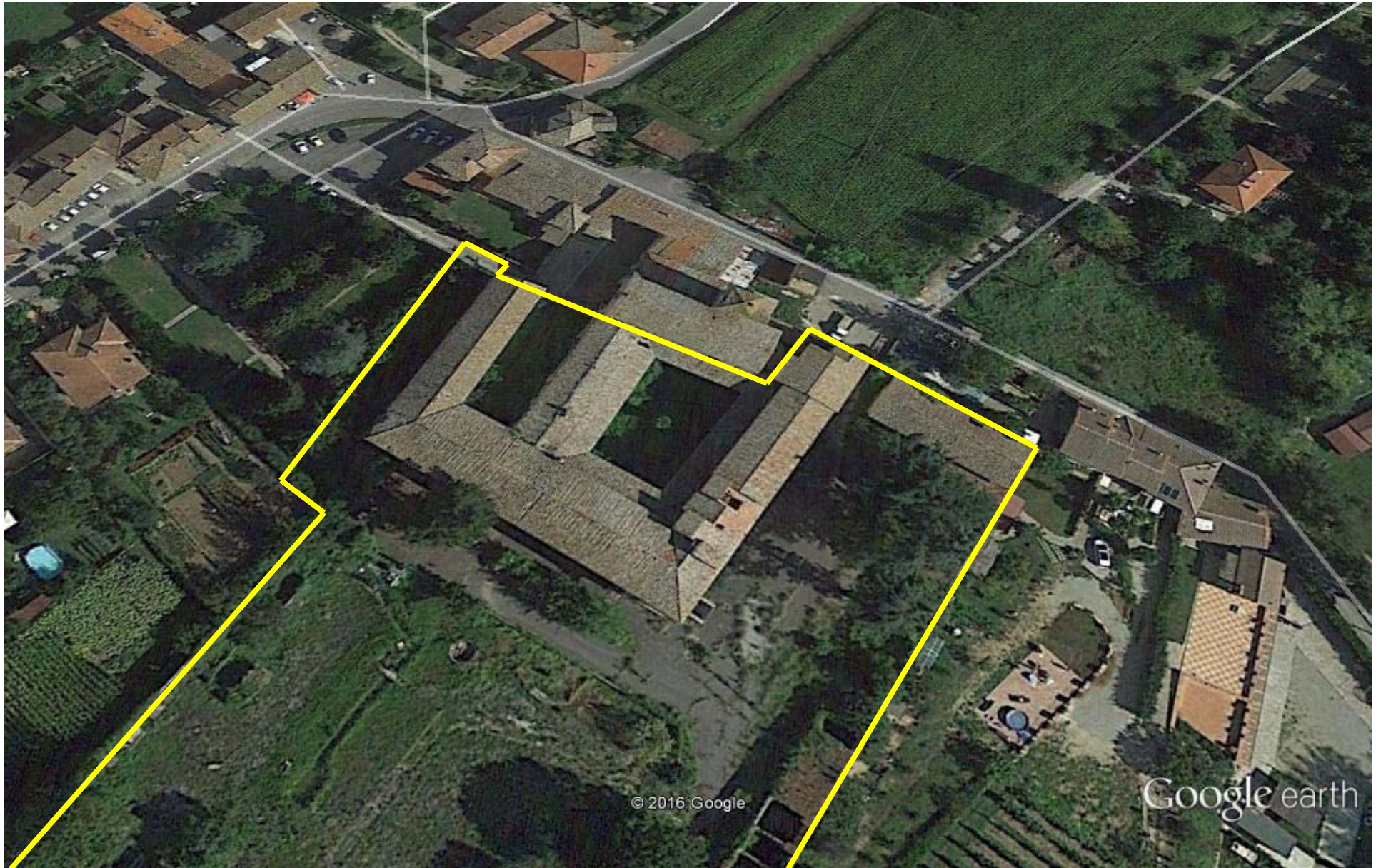
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FORMER HOSPITAL LUCO DEL MUGELLO COMPLEX





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LUCO DI MUGELLO

MAIN FEATURES

- Property of the Region of Tuscany
- Building intended for sale by public auction
- Building to be fully restored
- Covered surface area 3,500 sqm
- Appurtenant uncovered surface area 5,000 sqm
- Intended use TOURISM AND HOSPITALITY
- Complex bound by the Ministry of Cultural Heritage and Activities, Italian decree 311/2007
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





DETAILED CLASSIFICATION FOR THIS PROPERTY



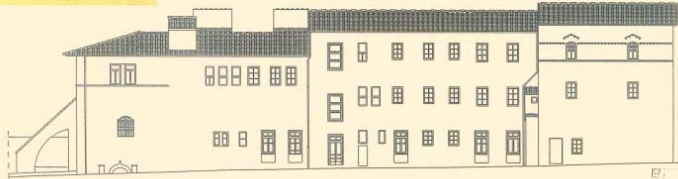


PLANIMETRIC REPRESENTATION

Prospetto principale SUD



Prospetto EST





HISTORICAL OVERVIEW

BORGO SAN LORENZO (FI) – LUCO DI MUGELLO
Building named “EX OSPEDALE DEL MUGELLO”

The first time references date back to 1086, when the first stone of the female monastery of St. Peter's was laid. Located between the Tyrrhenian and the Adriatic area, from the beginning of its life the Monastery became a strategic establishment from a geo-political point of view, with property in Mugello and beyond the Alps, between the Florentine Committee and Episcopate. In 1473 a still unknown architect began a considerable expansion of the convent which was carried out over just four years with the new and majestic renaissance layout of the Monastery.

During the 1500s a series of interventions has been made, such as the renovation of the bell tower and the creation of the small chapel at the edge of the gardens. Subsequently, many twists and turns and a century of quiet slumber led the complex, through suppression of the Ecclesiastical Authorities by the French government, to the end of its monastic use.

In August of 1871, with the inauguration of the Hospital, the complex became destined for social and health care use which persisted for 120 years until the '70s.