



Regione Toscana



Complex “Former RSA” Town of Castiglion Fiorentino (Arezzo)





Regione Toscana



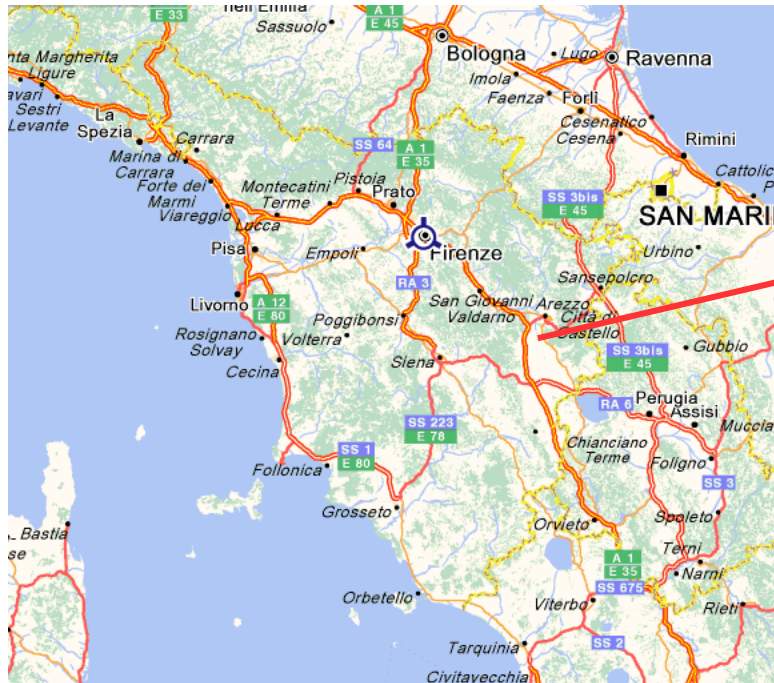
Map of Tuscany with location of Castiglion Fiorentino (Arezzo)

MAIN DISTANCES:

Rome 220 km
Milan 375 km
Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km
Pisa 156 km
Bologna 176 Km





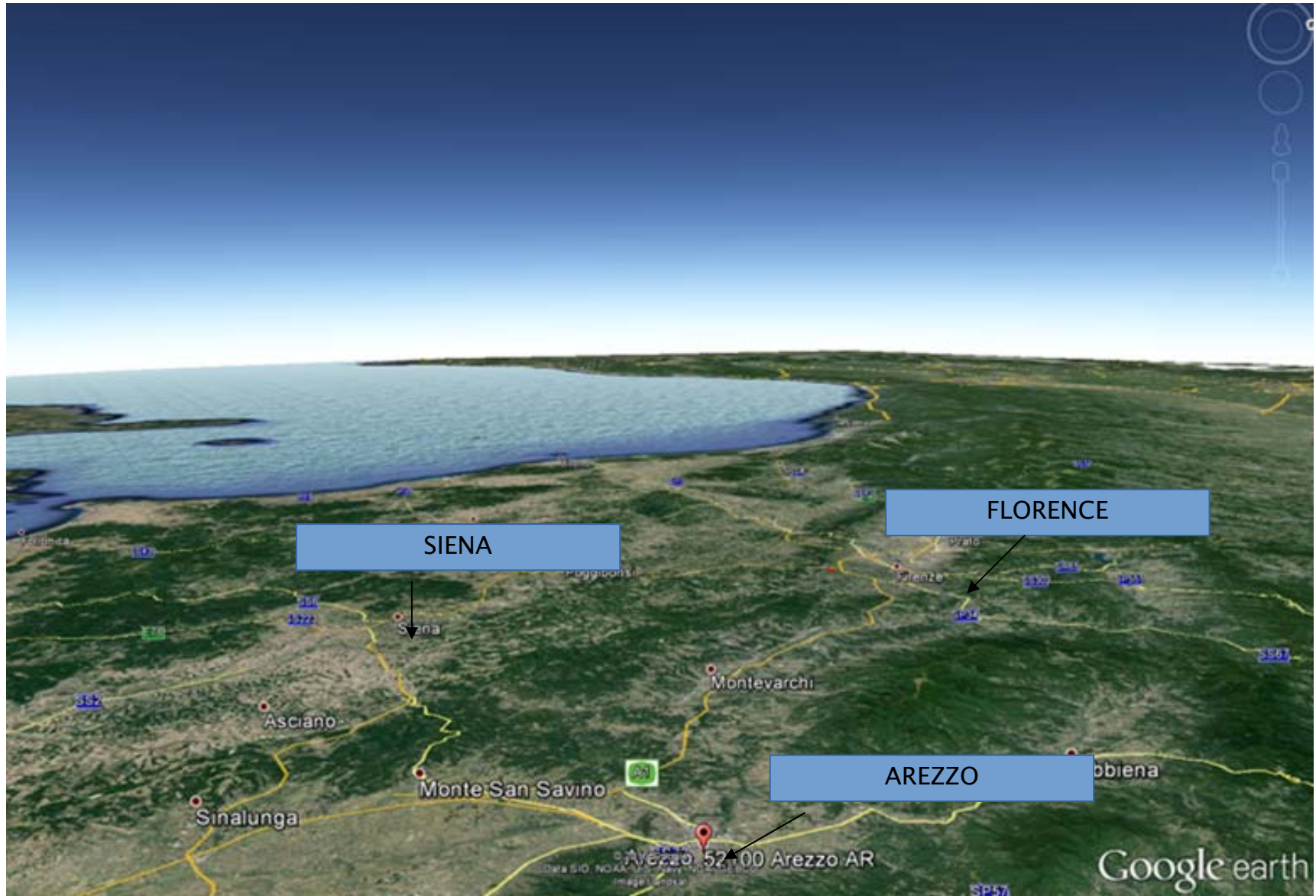
Regione Toscana

THE REGION'S MAIN ATTRACTIONS





LOCATION





ORTHOPHOTOGRAPH “Former RSA”





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CASTIGLION FIORENTINO (AREZZO)

MAIN CHARACTERISTICS:

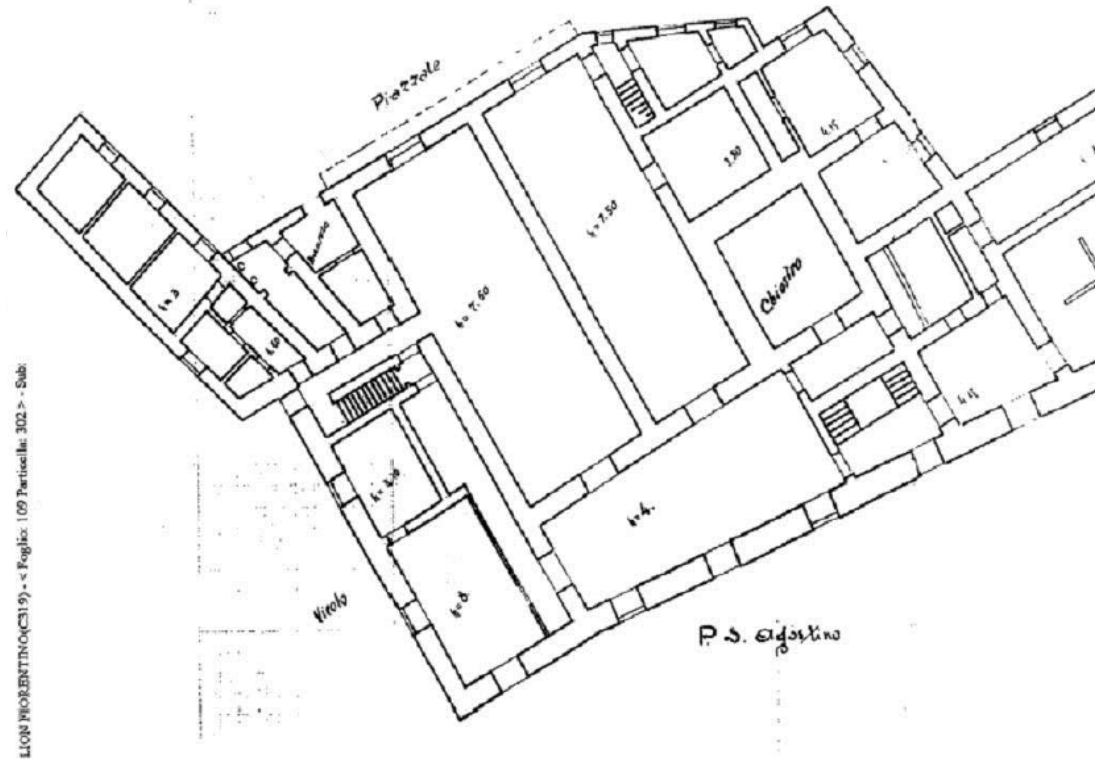
- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in poor condition
- TOTAL GROSS AREA : 4,349 sqm
- APPURTENANT UNCOVERED AREA: _____
- N. FLOORS: three floors above ground
- INTENDED USE: tourism and hospitality, residential, directional, educational
- COMPLEX: Historicised archaeological heritage of Relevant Typology Value





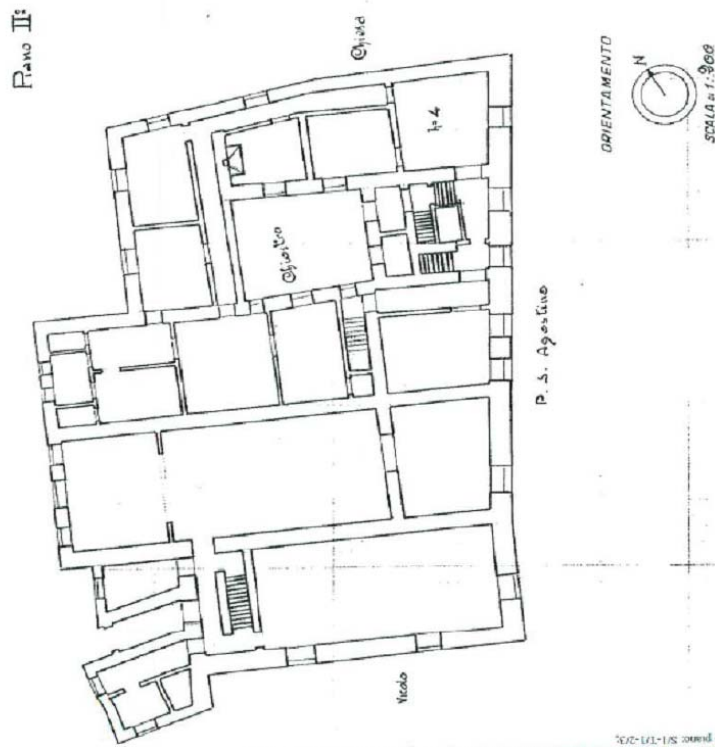
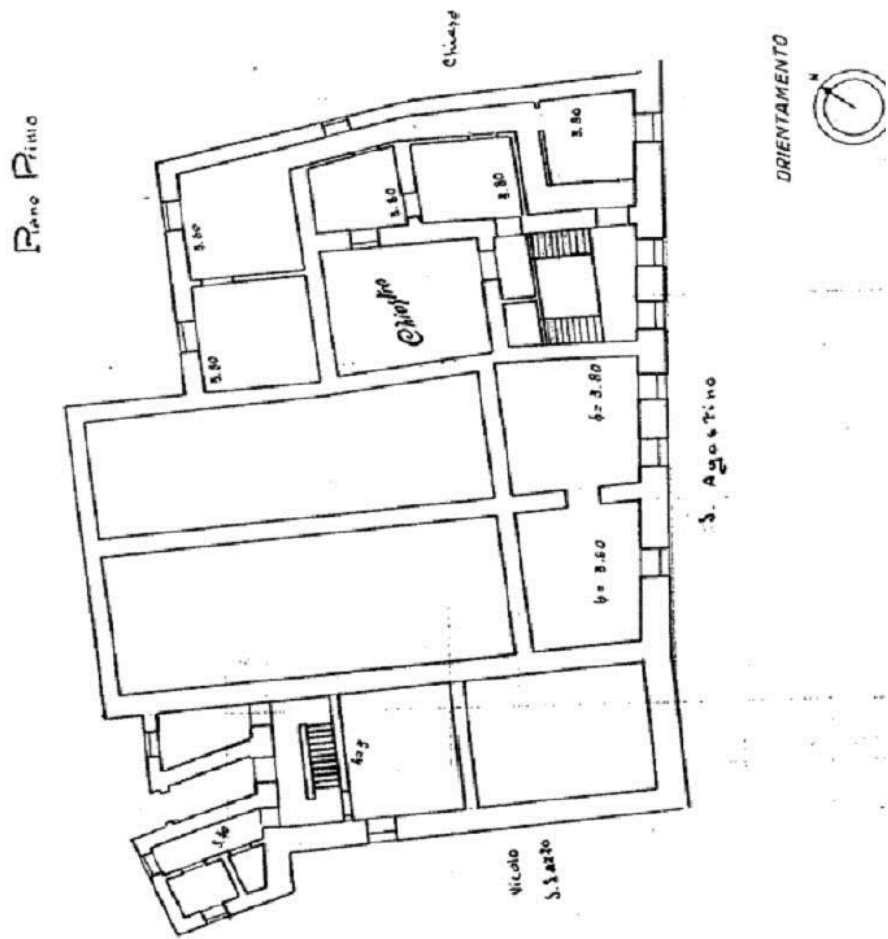
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PLANIMETRIC REPRESENTATION OF THE MAIN BUILDING





PLANIMETRIC REPRESENTATION





SUMMARY DESCRIPTION

Property “Former RSA” Piazza Sant’Agostino 14, Castiglion Fiorentino, Arezzo

- The town of Castiglion Fiorentino is located in a hilly area at around 17km south-west of Arezzo, the provincial capital. The municipality borders with the towns of Arezzo to the north, Cortona to the east and south, Foiano della Chiana to the south-west and Marciano della Chiana to the west. Still today the driving sector of the local economy is the agricultural sector as the Val di Chiana has fertile land but the livestock sector is also very developed. As regards however the industrial manufacturing sector, in the municipal area there are mainly footwear, wood and food companies. In recent years there has been great development in the hospitality sector with the creation of many holiday farms.
- The building complex is situated in the historic centre of Castiglion Fiorentino in Piazza S.Agostino and has a panoramic view over Val di Chiana. It is a medieval era structure, probably dating back to the thirteenth century, consisting of two buildings connected to each other, or: 1) the former Hospital that is set overall on three floors above ground and two underground floors relative to piazza Sant’Agostino; 2) a building for residential use set over four floors. Finally, there is a part of the building on the ground floor joined to the former Hospital, once used as a chapel.
- These are buildings with structures in loadbearing masonry and floors generally in wood or brick vaults, that over the years have been subject to several restructuring interventions. The latest restructuring of the Hospital dates back to the end of the 1980s. Today the buildings are unused and are in moderate maintenance conditions. The main building is structurally in better maintenance conditions.
- The main body of the Hospital is set over a total of five levels, in some cases staggered between themselves due to the presence of stairs and internal connections at different heights. The basement floor can also be accessed through the exclusive outdoor courtyard overlooking the rear on the valley side. The ground floor is characterised by the presence of double level rooms of particular value, with frescoed walls. The third floor houses the attics.
- The residential part is set over four floors, including two underground floors. The ground floor and the first floor once housed the clinics. The first underground floor, with open sides over vicolo San Lazzo was however for residential use.