



Regione Toscana



complex

“Casagosto Farm Unit”

Municipality of Poppi (AR)





Regione Toscana



Map of Tuscany with location of Poppi (Arezzo)

MAIN DISTANCES:

Rome 220 km
Milan 375 km
Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km
Pisa 156 km
Bologna 176Km





Regione Toscana

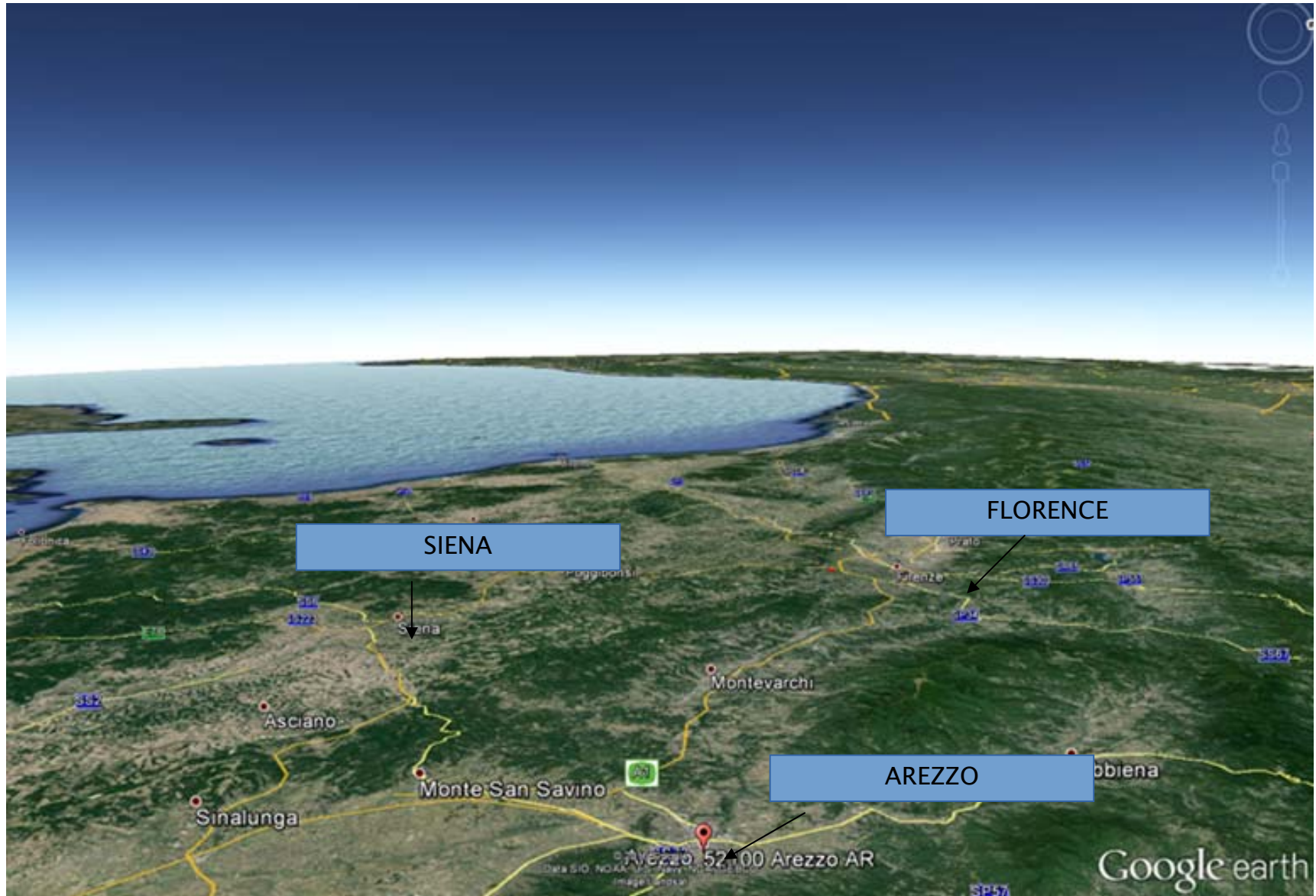
THE REGION'S MAIN ATTRACTIONS





Regione Toscana

LOCATION

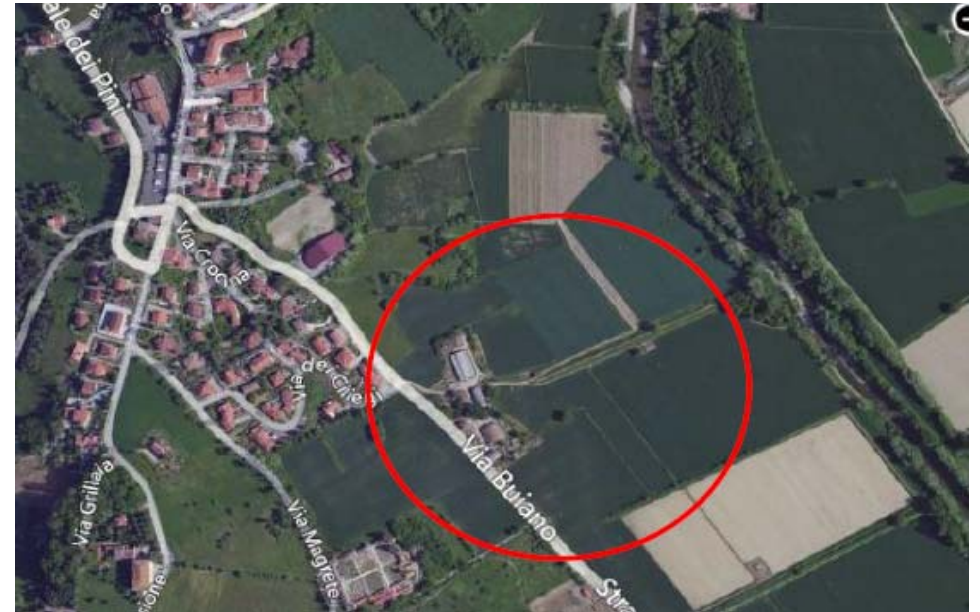
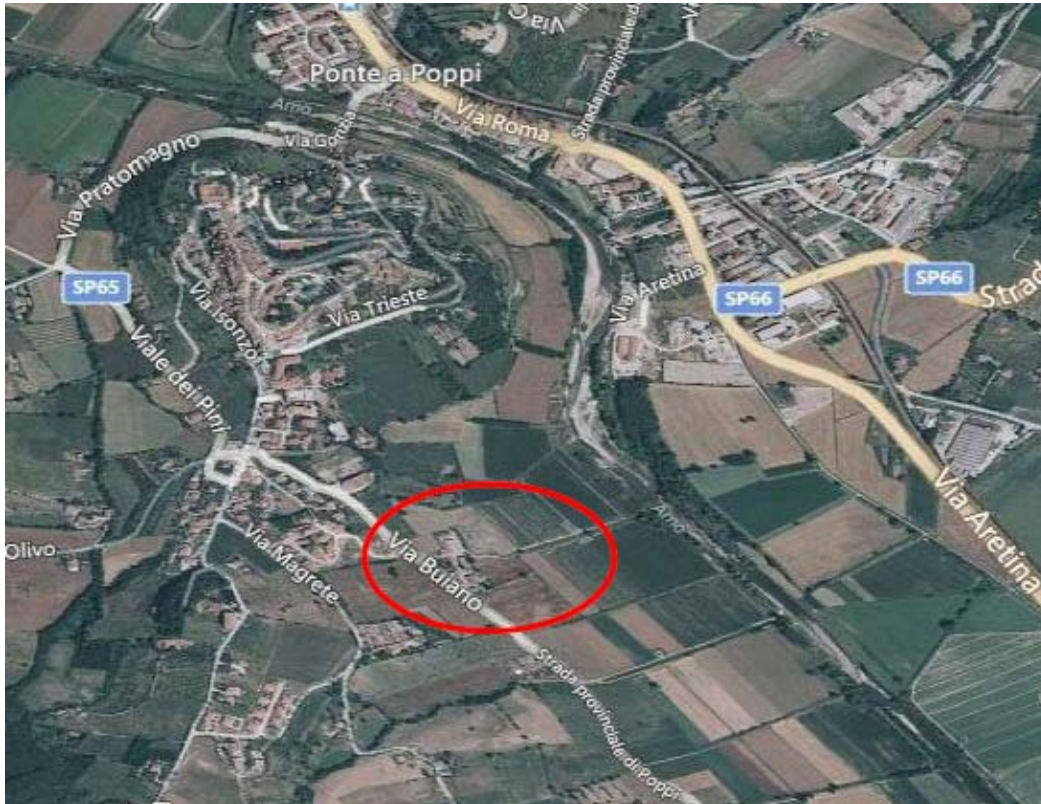




Regione Toscana



ORTHOPHOTOGRAPH "CASAGOSTO FARM UNIT"





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN POPPI (AREZZO)

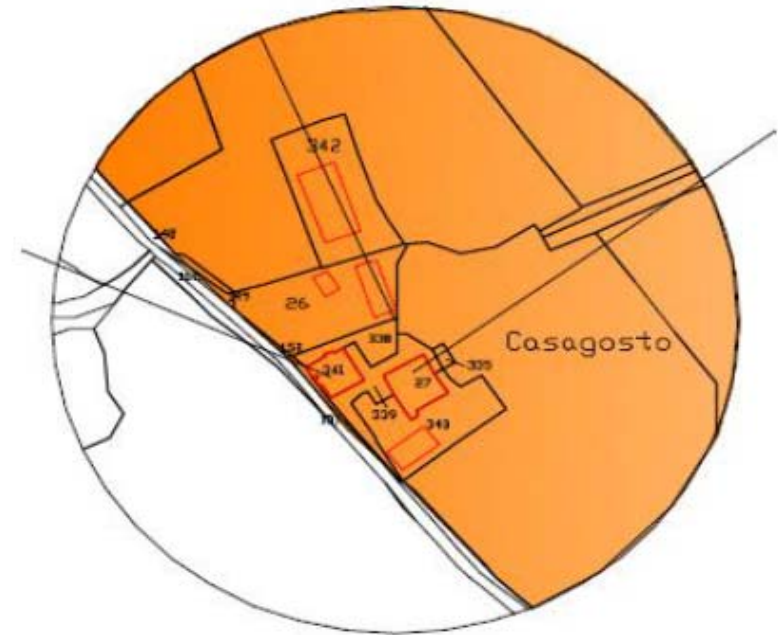
MAIN FEATURES:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- TOTAL GROSS AREA : 2,116 sqm
- APPURTENANT UNCOVERED AREA: 205.564 sqm
- N. FLOORS: 4 floors above the ground and a basement floor
- INTENDED USE: residential, typical artisinal and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest
- COMPLEX: the property falls within an area subject to landscape protection (Italian Law.1497/1939 and Italian Law.431/1985); the property is bound under Italian Legislative Decree 490/99





CADASTRAL IDENTIFICATION





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SUMMARY DESCRIPTION

Property “Casagosto Farm Unit” Poppi, Via dei ciliegi, Arezzo

- The Casagosto property consists of an agricultural area immediately adjacent to the residential area of the village of Poppi. The property has easy access to municipal services and is well linked by local roads. The historic centre of Poppi is a valuable historic village. The centre is served by buses and the train station (Ponte a Poppi). In 1990 the Casentino Forests National Park was founded. We point out the 9-hole golf course nearby.
- The complex consists of a main historic building in stone, an historic warehouse and a series of more recent buildings for agriculture use (stables, shed, barn, warehouse) that are partially disused and could provide an appreciable volume index in case of conversion. The main historic building, built before the 1900s and intended for residential use, is a single farmhouse built with local stones, with wood floors, finishes in terracotta and roofing in wooden beams and Italian tiles (coppi). Inside it is arranged into two dwellings and utility rooms one of which is needs to be restored while the other has been restructured with rustic finishes. To be mentioned also the historic warehouse buildings (built before the 1900s), in local stone with pitched roofs and.
- The complex also has a wide agricultural cultivated area that develops part on a slope and part on a plain.
- There are also two sheds that are not registered on the land registry.