



Regione Toscana



# Complex

## “Tinzionosa Farm Unit”

### Municipality of Poppi (Arezzo)





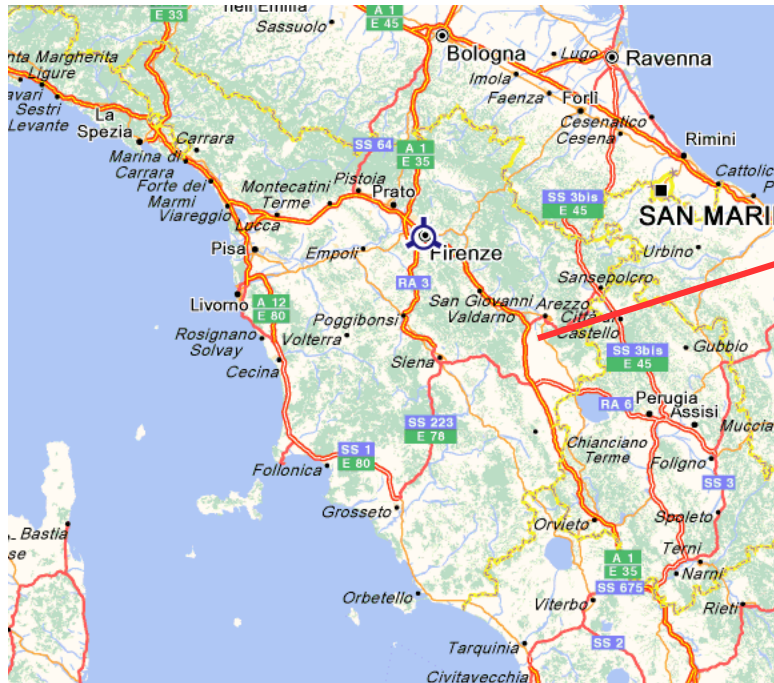
# Map of Tuscany with location of Poppi (Arezzo)

**MAIN DISTANCES:**

Rome 220 km  
Milan 375 km  
Florence 79 km

**AIRPORT DISTANCES:**

Florence 89 Km  
Pisa 156 km  
Bologna 176 Km







Regione Toscana

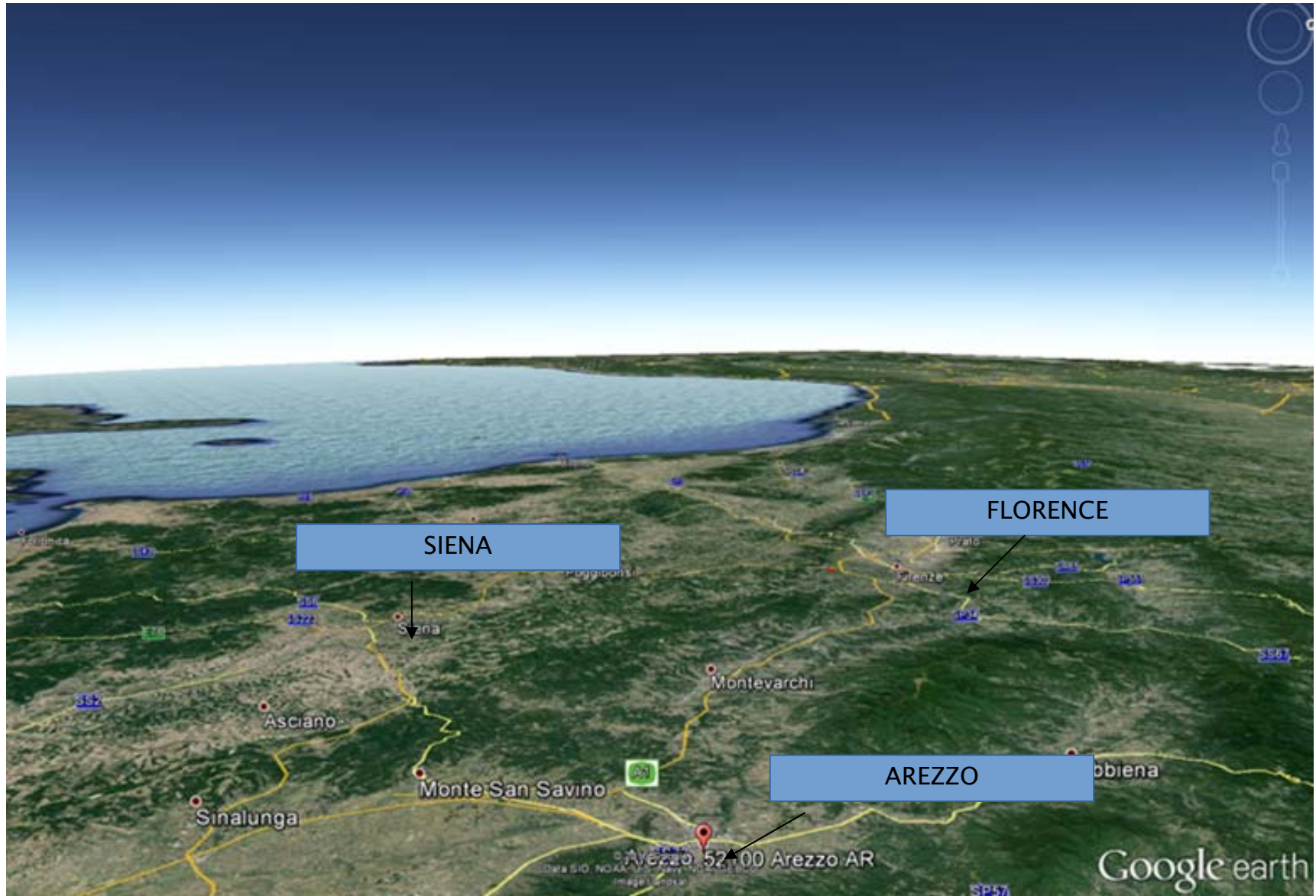
# THE REGION'S MAIN ATTRACTIONS





Regione Toscana

# LOCATION



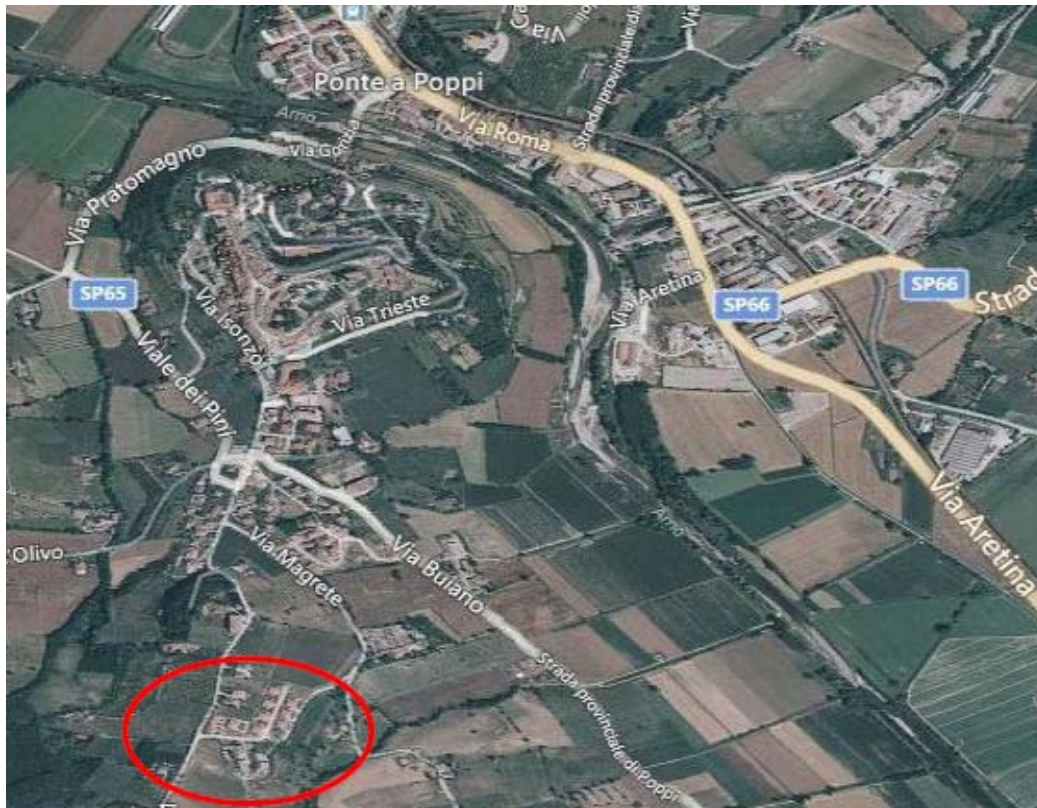




Regione Toscana



# ORTHOPHOTOGRAPH "TIZIONOSA FARM UNIT"





## GENERAL DESCRIPTION OF INVESTMENT OPPURTINITIES IN POPPI (AREZZO)

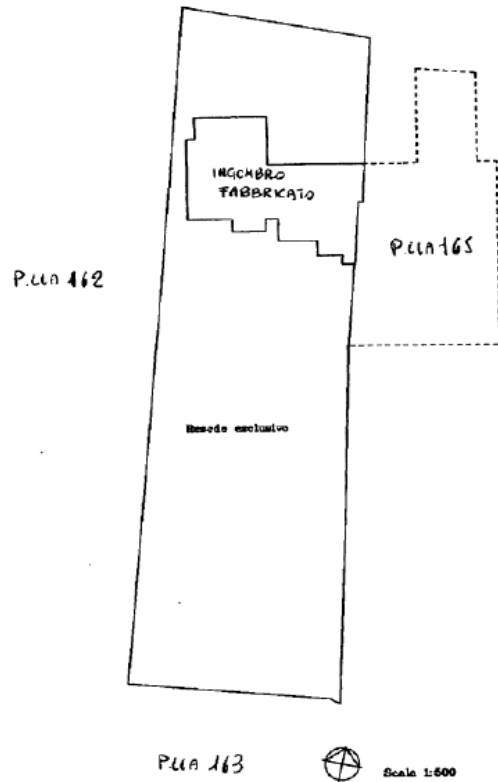
### MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in poor condition
- TOTAL GROSS AREA: 1,740 sqm
- APPURTENANT UNCOVERED AREA: 31,780 sqm
- N. FLOORS: three floors above ground
- INTENDED USE : residential and compatible with the historic fabric envisaged by article 27 nta
- COMPLEX: Historicised archaeological heritage of Relevant Typology Value.

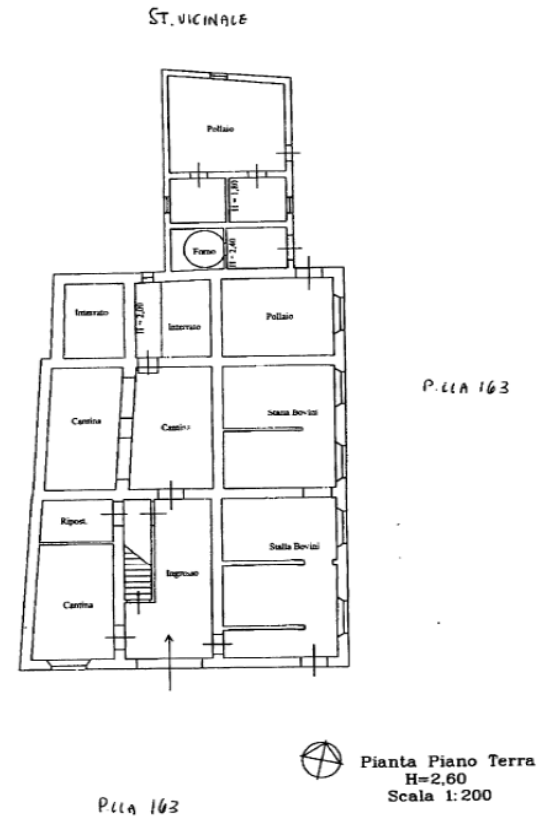




# OVERALL PLANIMETRIC REPRESENTATION

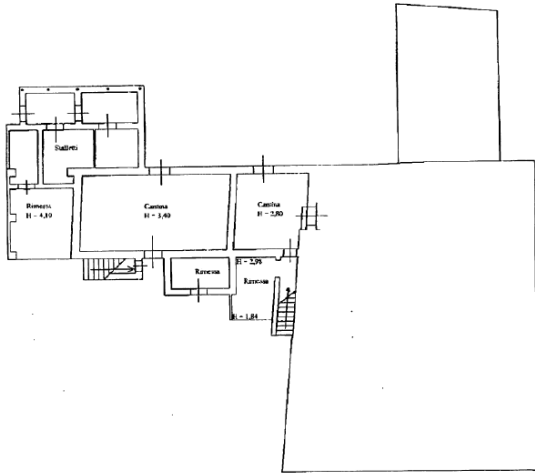


analisi dei fabbricati - Situazione al 1900/1910 - Comune di Fucecchio (FI) - Espurgo dei cessi - Osservatorio -

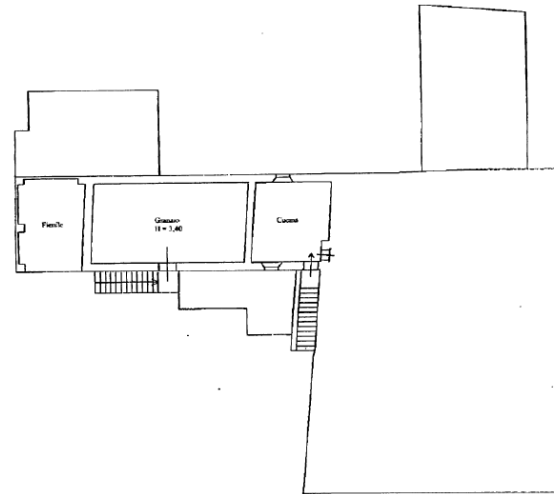




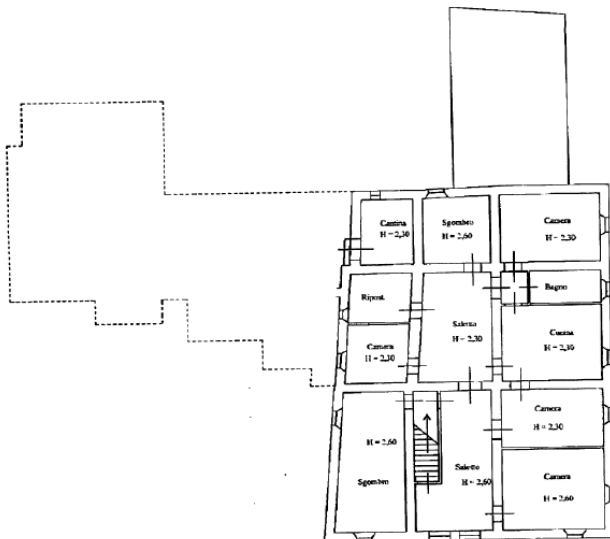
# PLANIMETRIC REPRESENTATION



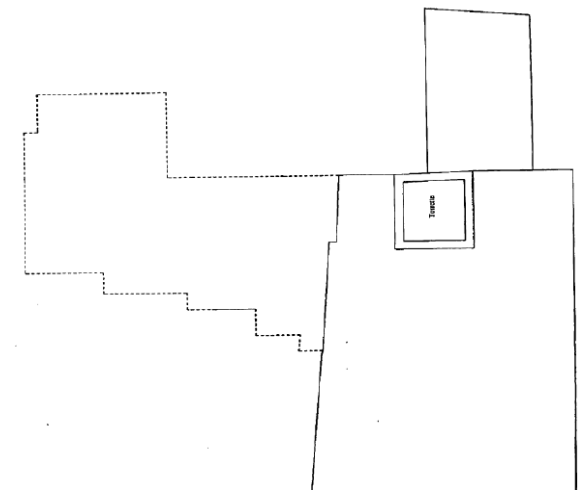
Pianta Piano Primo  
Scala 1:200



Pianta Piano secondo  
Scala 1:200



Pianta Piano Primo  
Scala 1:200

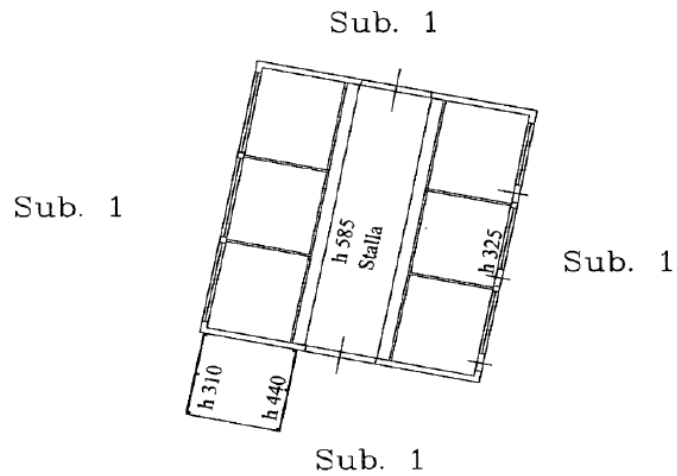


Pianta Piano Terzo  
Scala 1:200

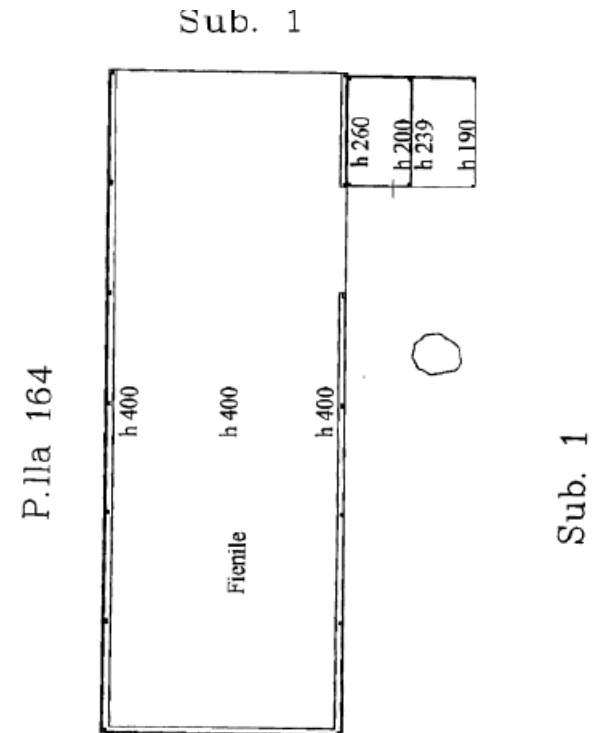




# PLANIMETRIC REPRESENTATION OF THE APPURTENANT BUILDING



Pianta Piano Terra  
scala 1:200





## SUMMARY DESCRIPTION

### Property “Tinzinosa Farm Unit” Poppi, Via Magrete, Arezzo

- The Tinzinosa area is a rural zone, around 1km away from the centre and services, which can be reached on foot. In its immediate surroundings there are Golf courses as well as an area for residential expansion of the town of Poppi. The historical centre of Poppi is a valuable historic village. The centre is served by bus and by the train station (Ponte a Poppi). In 1990 the Casentino Forests National park was established.
- The two farm units of Fontanile and Tinzinosa consist of a single rural settlement built in bare stone structured into several joined buildings and therefore they lend themselves to joint treatment.
- On the inside they have poor finishes and mediocre maintenance conditions, but have a certain charm for the structure of the stone rooms. The floors are in terracotta or marble tiles, wooden ceilings, stone stairs and a roof with wooden structure and Italian tiles (coppi). Linked to the property there are some more recent buildings (warehouse, stable...) specific to agricultural and livestock activities which are partially disused.
- The overall size of the developed farm buildings, gross of masonry, is around 1,150 sqm as well as almost 600 sqm of covered area for buildings linked to agricultural and livestock activities.
- Some farmland is also part of the property, partially intended for arable use, partly intended for vineyard use, for a total size of around 3 Ha.