

**BORGO SANTA CHIARA**  
**T-INV-005**



**Reference Number: T-INV-005**

**Location:** Gavorrano, Grosseto, inside a Golf course, by hole 9

**Surface:** Up to 1300 sq. mt. plus 600 sq. mt. partly underground structure (cut and fill)

**Volume:** Existing 4100 cubic mt.

**Land:** 6000 sq. mt. of land

**Type of Property:** Investment with approved plans to build UP TO 14 apartments

**Distance from beach resorts:** 5 minutes away from Follonica

**Condition:** To be restored or built anew

**Year built:** *circa* 1930

**Gas:** GPL

**Water:** County & Well for irrigation

**Telephone:** YES

**Access:** 200 meters of gravel road very well maintained inside the Golf resort

**Special Features:** This property is immersed in a Golf resort, adjacent to hole 9. There is an approved planning permission (*piano di recupero*) to rebuild it utilizing maximum volumes and surfaces as described above. Development projects & proposals are available upon request.



This property is situated in the middle of a golf course only a 15 minute drive close to the beach area in the heart of the Maremma Toscana. It is surrounded by typical Mediterranean forests (a mix of evergreens & deciduous trees with a heavy undergrowth) which offer the highest guarantees against any real estate development that could alter this privileged position.

The property lies in a breathtaking position between the greens of hole 9 & 15 and the tee's of hole 10 & 16 of the golf course "Golf Toscana", the pictures above are the view from the property of hole 15 and the forest beyond and of hole 14.

The property consists of 6.000 square meters of grounds and an old farm house of approximately 800 square meters. There is an existing planning permission by the town hall ("**piano di recupero**") which allows the demolition of the existing building and the construction of up to 1300 square meters of residential buildings with any one of the three following options:

1. Restructure the existing farm house or demolish it and rebuild it with the convenience of gaining up to 400 additional square meters.
2. Restructure the property dividing it into:
  - ✓ 1 independent villa with its own garden & swimming pool
  - ✓ 1 residential property that can be split in various apartments
3. Fully demolish the existing farm house and build up to 4 houses (3 of which should be connected amongst themselves) with a condominium swimming pool with a maximum of up to 14 semi-detached apartments, each with its garden, parking place, and other technical areas.

In the aerial pictures that follow you can appreciate the location with respect to the Pelagone resort and the golf course.



  
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