



INFORMATION MEMORANDUM



THE VILLA DI MONDEGGI ESTATE AND FARMS

*Locality of Mondeggì
Bagno a Ripoli (FI)*

OCTOBER 2017



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Introduction

The territory of the municipality of Bagno a Ripoli lies to the east of the city of Florence, toward the Chianti hills, spread out on a sequence of hills, valleys, woods and roads that thread through olive orchards, vineyards and vegetable gardens, presenting a truly unique landscape dotted with castles, country manors and Renaissance villas that are the historical heritage of the territory and its populations.

These are the surroundings of the **Villa Mondego Estate**, an ancient manor of the late Middle Ages that belonged to the Conti Della Gherardesca family for over four centuries, consisting of the splendid villa of the proprietor, the ample garden enlivened by many fountains and accessory buildings, all surrounded by almost 170 hectares of land divided into seven farms, each with its own farm house.

The Metropolitan City of Florence has undertaken a market survey to verify the interest to purchase the entire complex or portions of it or, in alternative, to taking concessions for the farms.

This Information Memorandum is intended to provide an outline of information about Villa di Mondego and the farms that once formed its extended farmlands, together with an overview of the geographical context and the applicable provisions, with special attention to the legitimate functions and modes of intervention that are allowed in consideration of the historical and architectural value of the properties, the instruments of environmental protection, and urban and area planning.



Villa Mondego – detail of the clock

1. Geography

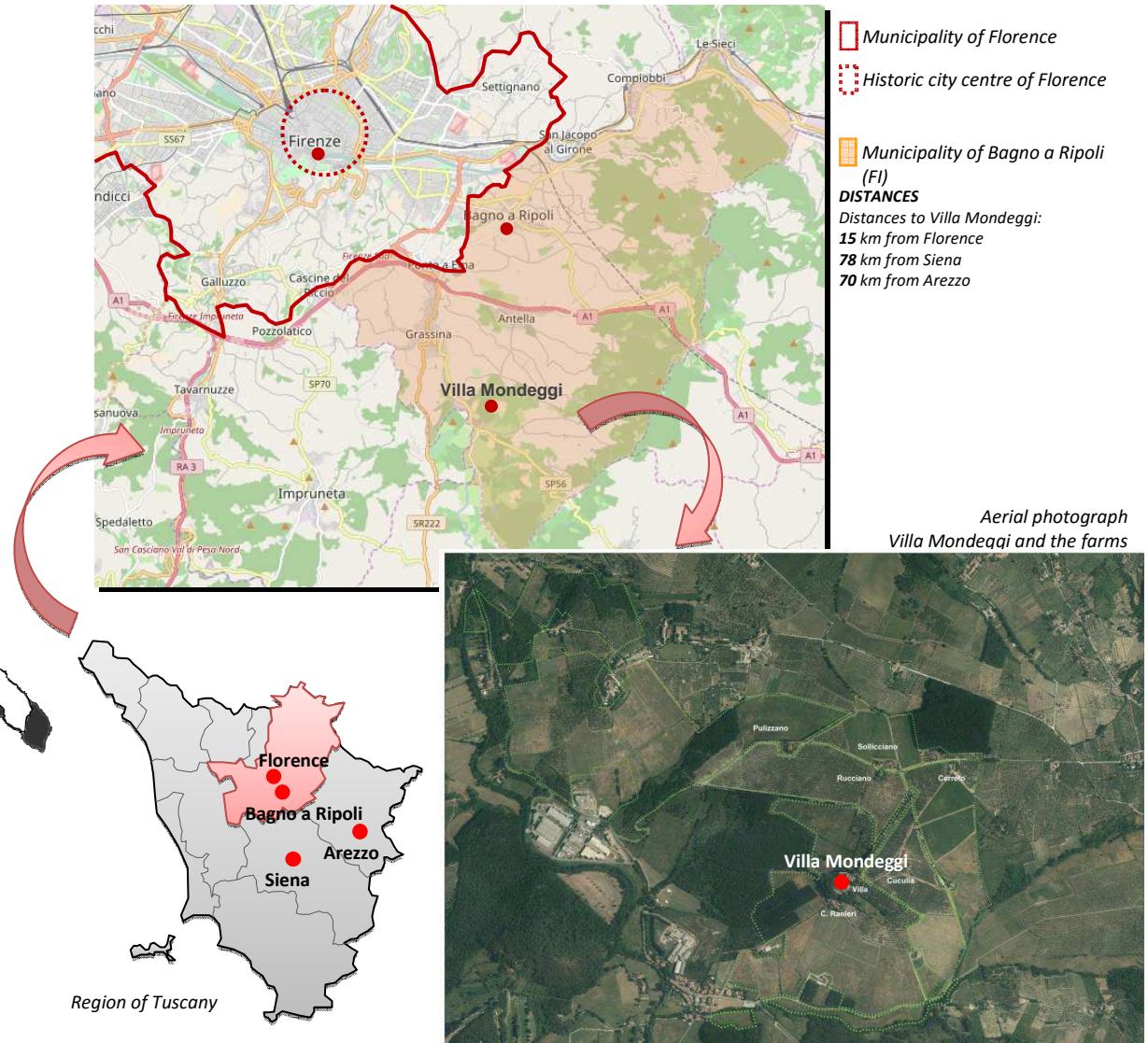
1.1 Geographical area



Central Italy

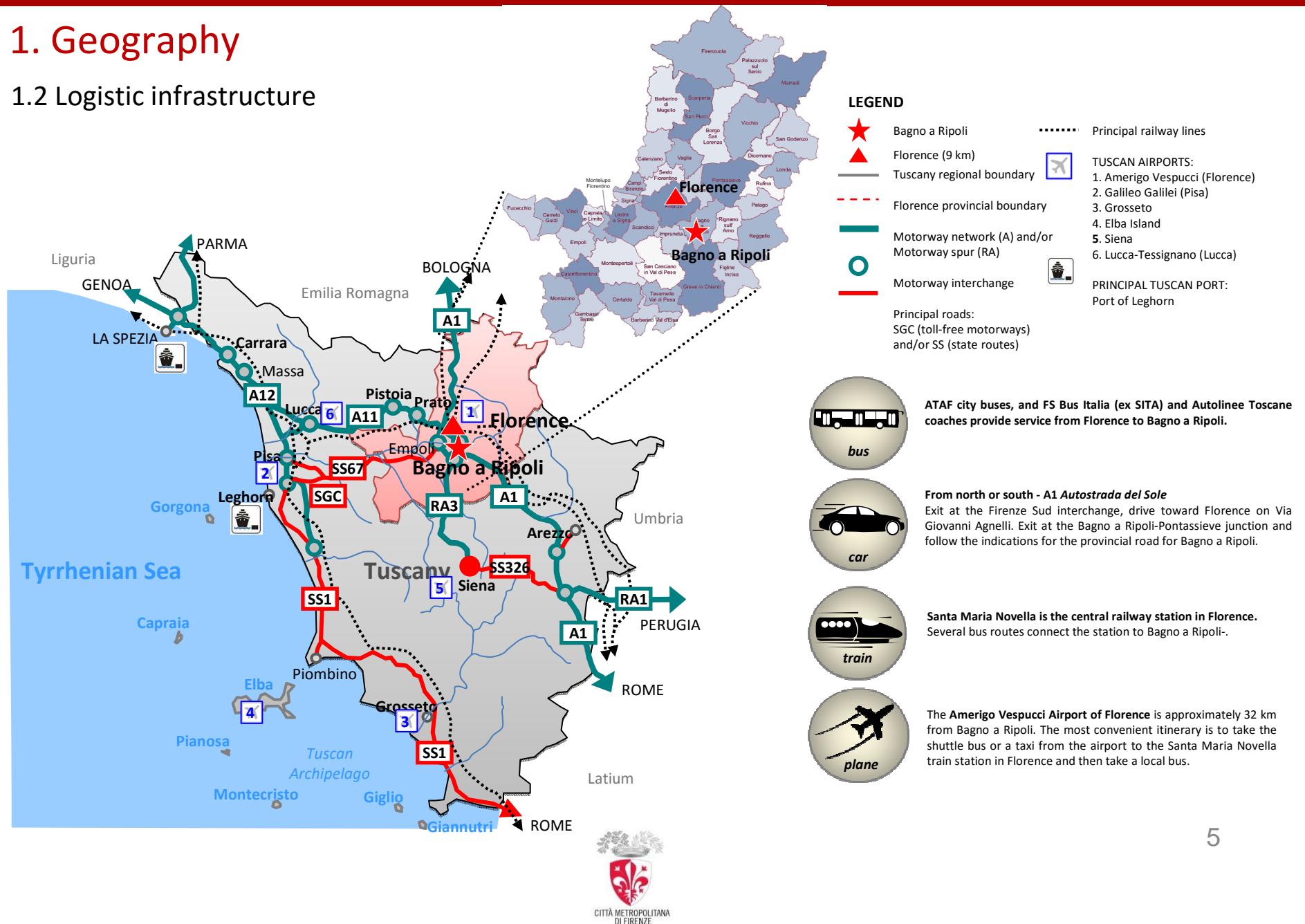


Region of Tuscany



1. Geography

1.2 Logistic infrastructure



1. Geography

1.3 The territory and the principal tourist and cultural attractions



Panoramic view of Florence

Florence

Florence became one of the most important cultural, commercial, economic and financial centres from the Middle Ages.

Today, as an important **university city and UNESCO World Heritage Site**, it is considered the birthplace of the Renaissance and is universally recognized as one of the cradles of art and architecture. It is famous as one of the most beautiful cities in the world, gifted with numerous museums and monuments including the cathedral, the church of Santa Croce, the Uffizi Gallery, Ponte Vecchio (the Old Bridge), Piazza della Signoria and Palazzo Pitti.

With such a vast wealth of art, **cultural tourism** is very strong. The Uffizi Gallery alone (the most-visited of Italian museums and one of the most famous in the world), sells over a million and a half tickets every year, not to mention the other important museums in the city.

Congresses and fairs (held in the Fortezza da Basso, Palazzo dei Congressi and Palazzo degli Affari) also attract many visitors and greatly expanded in importance after refurbishment of the congress centre in the early 1990s. It organizes exhibitions, congresses, meetings, social forums, concerts and international events all year round.

Florence has a grand and long-standing position in **fashion**, making it one of the most active cities in Italy and beyond. The high fashion industry is very important and the city is home to designer houses such as Gucci, Ferragamo, Emilio Pucci, Roberto Cavalli and many others.

Florence is also home to the only Italian museum dedicated to fashion, the Galleria del Costume, which traces a detailed history of fashion through the centuries. A series of events during the year, distributed in various locations of the city, makes it possible to visit the places where fashion products that have and continue to contribute to the history of Florence, are created.

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1. Geography

Bagno a Ripoli*

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The municipality of Bagno a Ripoli covers an area of approximately 74 km², lies east of Florence toward the Chianti hills and the municipal seat is 8 km away. The countryside is fertile and uncontaminated (with many pastures and wooded areas) and has an agricultural tradition that is evident in the many olive orchards, vineyards, fruit orchards and market gardens of the zone. Agriculture, involving approximately 3500 hectares, characterizes the area of low hills, mainly with fruit orchards (peaches, pears, etc.) and cultivation of vegetables. A part of the hilly areas has been transformed into olive orchards and specialized vineyards.

The hilly sector is the physical factor that best characterizes the territory of Bagno a Ripoli. Paths that cross the ridges of the hill tops offer stupendous views of Florence, and the hills of Fiesole and Settignano. This landscape is dotted with castles and Renaissance villas that were begun in the Late Middle Ages when vassalage became the principal form of social organisation and rural communities sprang up around the holdings of the lords, substituting villages as centres of community life and economy.

With the start of the Renaissance and the Medici dynasty in Florence, the manor house began a transformation that embellished it with terraces, courtyards and gardens. The more rigid, military elements of a medieval castle (towers, battlements and rampart walks) were softened with porticos, open galleries or coats of arms, and integrated with the surroundings to create an organic unity, an architectural project to please the spirit, regenerate the senses and reflect the harmonious relationship between man and the environment.

When the Habsburg-Lorraine family substituted the extinct Medici dynasty in the eighteenth century, the country villa was again confirmed as the irreplaceable setting for the social rituals of the aristocracy.



The Villa Mondeggio Estate

References to the Mondeggio properties are found in documents of the Vallombrosa monks at the Badia di San Casciano a Montescalari, which owned properties near Antella and Lappeggi from the eleventh century. Villa Mondeggio was part of a large farm of almost 200 hectares spread out in the municipalities of Bagno a Ripoli, Greve and Figline Valdarno, which included a chapel, the gardens with their appurtenances and the old gardener's house, in addition to the villa itself.

Situated in the municipality of Bagno a Ripoli near the settlement of Capannuccia, at approximately 200 metres above sea level in the open countryside, the villa is nonetheless quite close to the Florentine city limits and is quickly reached from the centre of the Bagno a Ripoli municipal seat and the nearby motorway interchange of Firenze Sud. The Pulizzano municipal road, which intersects provincial route 56 near Capannuccia, leads to the Mondeggio farm and the other farm houses of the estate.



* Source: www.comune.bagno-a-ripoli.fi.it

2. Historical notes

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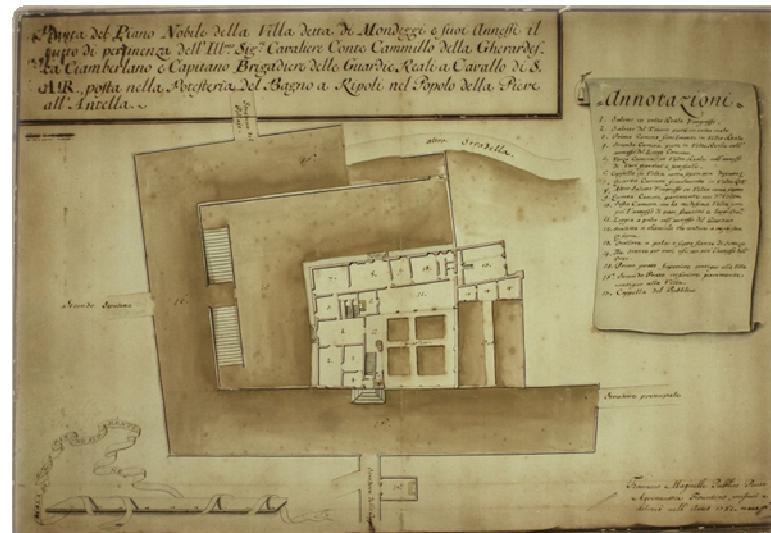
The original late medieval plan of today's Villa di Mondeggio corresponds to the manor house registered in the Florentine cadastre of 1427, among the holdings of Tommaso di Piero di Messere Ridolfo de' Bardi. Historically, it is therefore descended from the widely diffused phenomenon of the residences built by the rich urban middle class on their country landholdings, beginning at the end of the thirteenth century and often encompassed in the restructuring of successive centuries. Inherited in 1472 by Vincilago di Matteo de' Bardi, the Mondeggio property, consisting of the manor house and its farm, was purchased that same year by Acerrito di Folco Portinari and, in 1488, donated to the Hospital of Santa Maria Nuova. After a few years, in 1506, the properties were sold to a certain Guidetto Guidetti, only to be sold again by his heirs (his daughters), through the court of wards, to Simone di Ugo Della Gherardesca.

The Della Gherardesca earldom belonged to the nobility of Pisa and obtained Florentine citizenship in 1534. Their ties to the city were reinforced when, in 1552, Ugo di Simone Della Gherardesca married Costanza d'Ottaviano de' Medici, a cousin to Grand Duke Cosimo I. Family members quickly acquired wealth and prestige and remained the proprietors of Mondeggio for four centuries without interruption, during which time they incremented its extension and importance. The estate was gradually enlarged and over the years incorporated numerous surrounding farms and woods, including Casciano in 1543, Rusciano in 1563, Paretaio in 1575, Cuculia in 1579, Porcellino in 1593, and Benzolaia in 1695.

Although it is difficult to exactly identify the numerous interventions conducted through the centuries by the Della Gherardesca family, which modified the layout of the properties and the structure of the buildings on a variety of occasions, it seems plausible that the first major intervention in the sixteenth century was conducted by Ugo di Simone Della Gherardesca who inherited the property in 1546. He was the brother-in-law of Pope Leo XI de' Medici, whose coat of arms appears on the portal of the south-west façade.

In 1655, Earl Ippolito di Simone Maria Della Gherardesca, to whom the estate had been assigned, sold the "palace of Mondeggio" with its farms, houses for workers and other appurtenances to his cousin Guido Della Gherardesca who, in the same year, obtained the papal authorisation of Alexander VI to found a private oratory inside the villa.

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Historic Drawing – plan of Villa Mondeggio



Historic Drawing – prospect of Villa
Mondeggio

2. Historical notes

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Portrait of Guido Alberto della Gherardesca



The Della Gherardesca family coat of arms

In 1704, Earl Ugo Della Gherardesca, son of Guido, built the public oratory dedicated to St John Evangelist, still present in the neo-Gothic interpretation of the nineteenth century reconstruction inside garden facing the south-east façade.

Guido Alberto della Gherardesca, who became the proprietor of Mondeggia in 1807, seems to have been responsible for conceiving and realising the elevated gardens facing the north-west and south-west façades, the transformation of the lower lying external areas into gardens in relation to the monumental stairway that would be completed by his son Ugolino. Guido Alberto apparently also undertook, about 1834, the realisation of the north-east wing that gave the villa its definitive conformation a "D", certified by the geometric cadastre of 1861; he evidently was also responsible for redesigning the south-east wing prospect, as may be deduced from the inscriptions on the portal. Earl Guido Alberto is also mentioned for having ordered the sundial on the south-west façade of the villa. The work, executed in 1850 by Professor Antonelli of the Istituto Ximeniano, is still today commemorated by the celebratory inscription beneath the sundial.

When Guido Alberto's eldest son, Ugolino, became proprietor of Mondeggia in 1858, he made notable efforts to reorganize the estate and embellish the villa, which acquired important modifications to its appearance in the decades that followed.

Among the works, the most important was the complete reconstruction in neo-Gothic style of the oratory dedicated to St John Evangelist, built by Earl Ugo in 1704. The inscription inside the building places the date in 1862 and indicates architects Angiolo Foggi and Vincenzo Buffi as responsible for the building works and the decorative elements.

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2. Historical notes

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Historic photograph of the estate

The intervention was directed by Eng. Gaetano Coli, assisted in the execution by Augusto Foggi. The scope of the intervention was a stylistic reinterpretation of the existing structure, prevalently intended to reproduce the character and atmosphere of the sixteenth century, as documents of the period testify.

The Della Gherardesca family retained ownership of the villa until 1938, when it was sold to the Ascoli family in 1954. In 1957, the villa was transferred to the Riva family, attributed with some further transformations of the interiors, recognizable in the stylistic qualification of some rooms.

In 1964, the Province of Florence (today the Metropolitan City) acquired the entire estate and implemented a gradual programme of refurbishment of the complex in the years 1988-1989 to update the functionalities of the villa and its appurtenances.

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Earl Ugolino was responsible for many other works dating to 1873 including construction of the lemon-house in the embankment of the villa and, at the same time, the construction of the external stairway with symmetrical semicircular ramps to improve the scenographical aspect of the connections between the gardens at different levels. The works, which probably constituted completion of what his father had begun, were directed by Eng. Pruneti, as an inscription reads.

The realisation of the great water cistern beside the Mondego municipal road is also attributed to the period of Ugolino's management of the estate, to supply the many pools and fountains in the new gardens of the villa.

The role Walfredo, son of Ugolino, who inherited the property in 1892, is no less important for the history of the villa. He was the author of many internal and external transformations, especially after the violent earthquake of 1895, which damaged many of the farm houses, in addition to the villa. The construction of the small, central plan chapel near the entrance to the villa in 1897 was realised in this context. It was originally dedicated to the Holy Family and later to the Madonna of Lourdes.

The most substantial works undertaken by Walfredo and concluded in 1902, involved the conformation of the north-east wing, including the façade. These works determined a significant mutation of the architectural physiognomy of the villa, which acquired an almost definitive compositional form.

Commemorative plaque

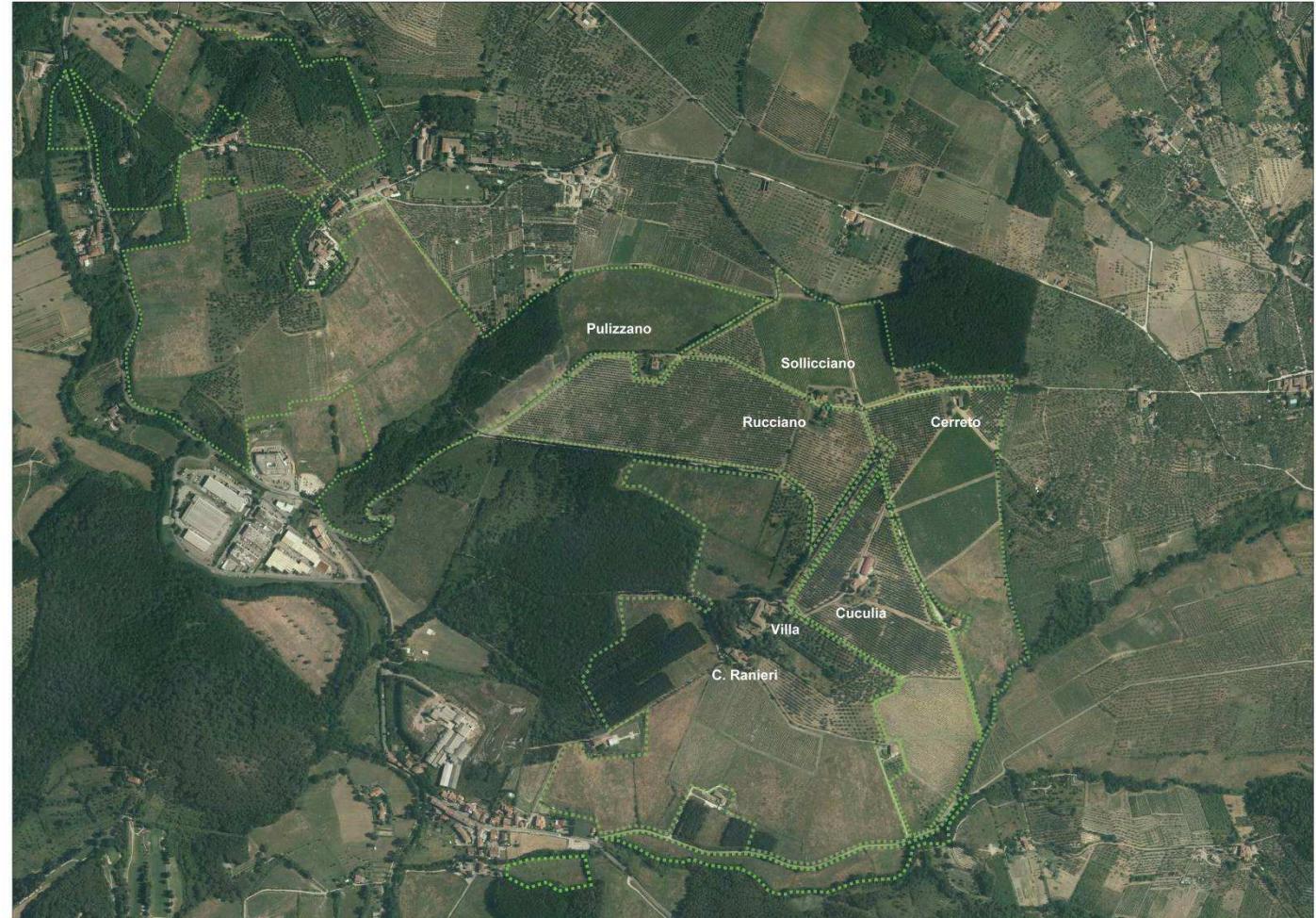


3. Properties

3.1 General description

The Villa Mondeggia Estate is a vast property of almost 170 hectares mainly in the municipality of Bagno a Ripoli, with small parts in the municipality of Figline and Incisa Valdarno, and consists of the following properties:

- 3.2 Villa Mondeggia and Borghetto Conte Ranieri**
- 3.3 Cerreto farm (Buildings and Land)**
- 3.4 Cuculia farm (Buildings and Land)**
- 3.5 Pulizzano farm (Buildings and Land)**
- 3.6 Rucciano farm (Buildings and Land)**
- 3.7 Sollicciano farm (Buildings and Land)**



3.2 Villa di Mondeggia and Borghetto Conte Ranieri

Villa Mondeggia – The manor house



INVENTORY

VILLA	GFA/GEA (m ²)
Basement (partially underground)	573
Ground floor	1,371
Mezzanines	108
First floor	1,156
Second floor	1,113
Third floor (study and clock)	43
Total GFA	4,364

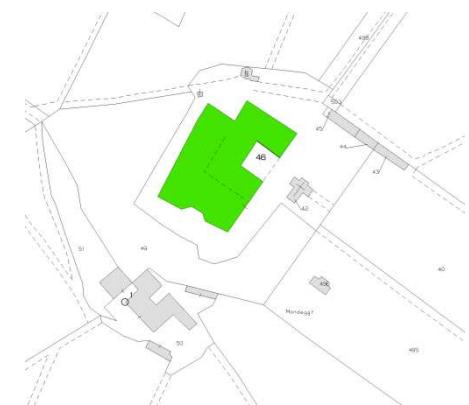


DESCRIPTION: The late-medieval construction of the Villa has acquired its current conformation as the result of many interventions that have repeatedly extended and reconfirmed the architectural complex, also modifying the layout of the gardens and external spaces. Inside the characteristic terraced embankment, the rooms at the ground level are utilized for farming activities, cellars and storerooms, with connections to basements and other rooms also related to agricultural activities. The elevated gardens are at the first story level, accessible from the exterior by the great semicircular stairways, at the same level as the rooms of the piano nobile of the villa (sitting rooms, library, music room, dining room, billiard room, etc.) all decorated with sophisticated ornamentation, creating a sequence of original spaces that are all different from one another. Bedrooms are on the second story, accessible by a monumental stairwell illuminated by a skylight. Each has its own bathroom, also richly decorated with ornaments on the walls and ceilings. One room is dedicated to Pope Leo XI of the Medici family, a relative of the Della Gherardesca family.

CURRENT USE: Free

STATE OF REPAIR: mediocre

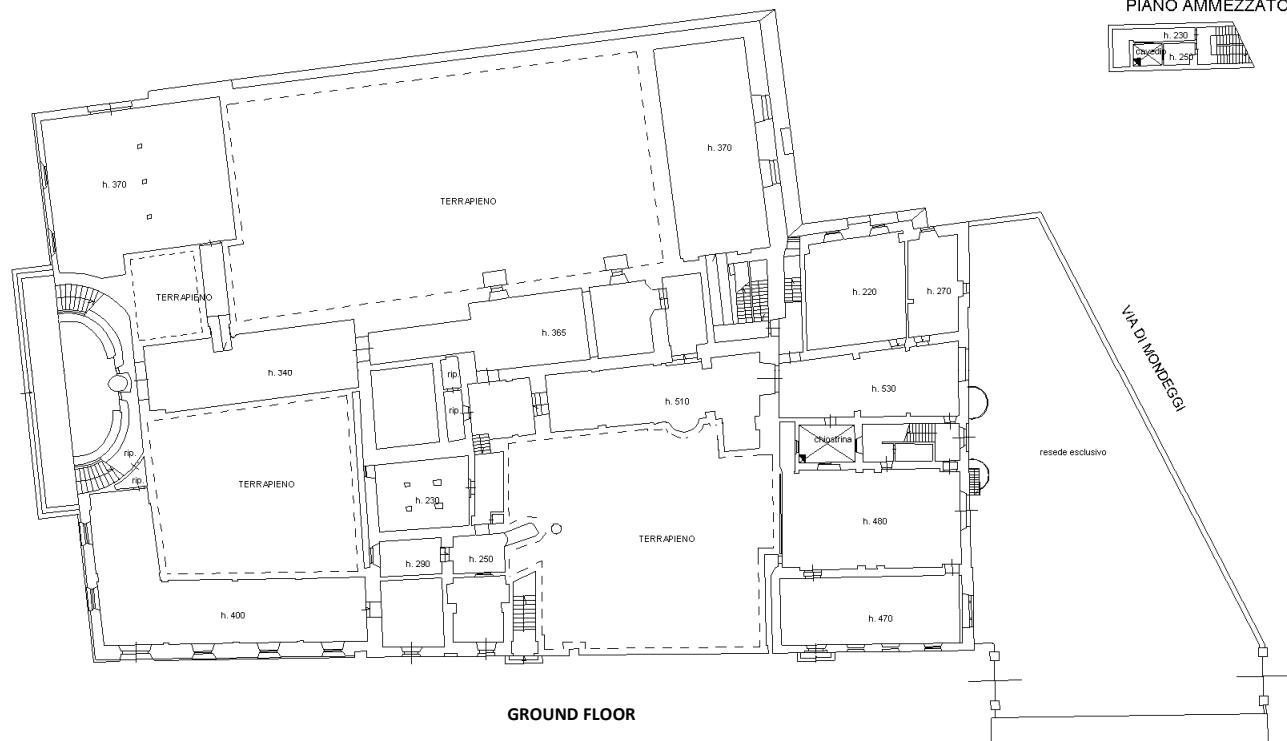
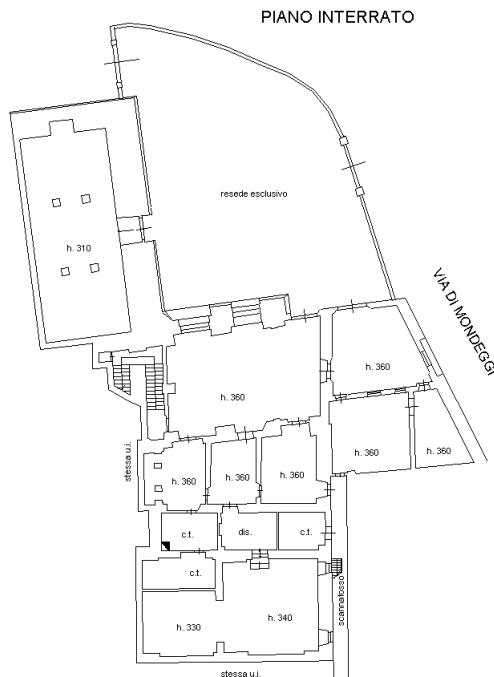
RESTRICTIONS: MIBACT [Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



Villa Mondeggia – The manor house

CADASTRAL PLANS

Plate 60, parcel 46, sub-parcel 4

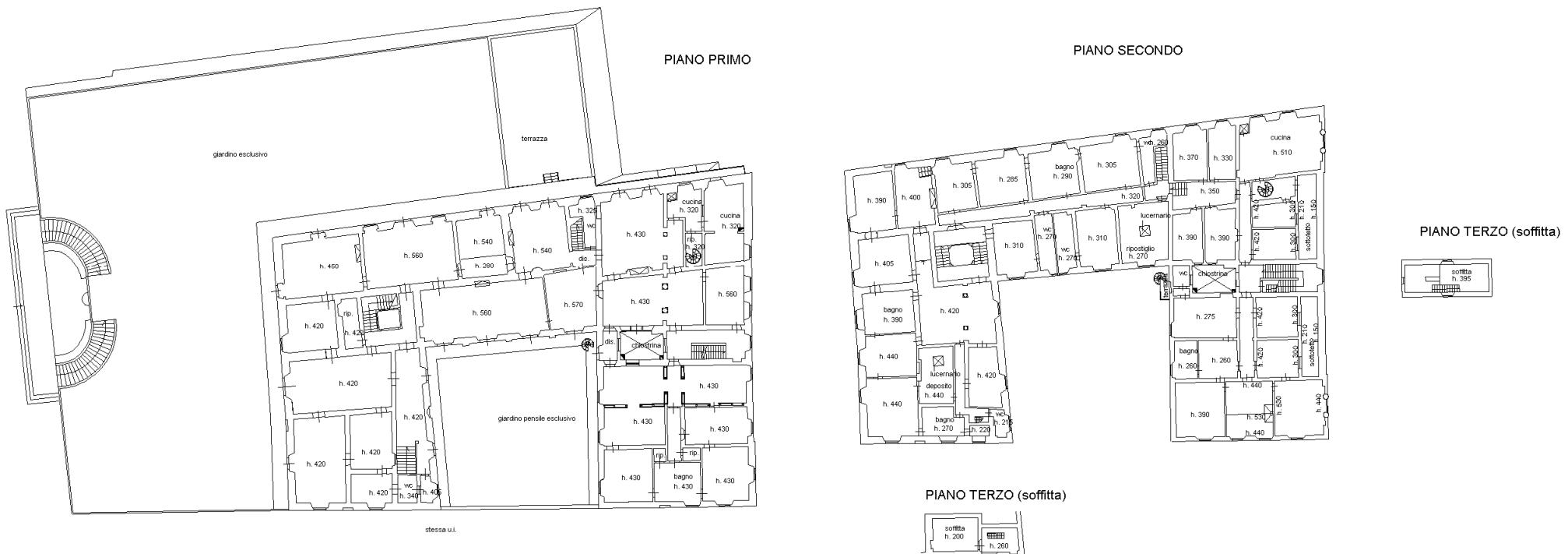


Note: plans are not to scale

Villa Mondego – The manor house

CADASTRAL PLANS

Plate 60, parcel 46, sub-parcel 4



Note: plans are not to scale



3.2 Villa di Mondeggi and Borghetto Conte Ranieri

Villa Mondeggi – Park, garden and fruit garden



INVENTORY

PARK, GARDEN AND FRUIT GARDEN	GFA/GEA (m ²)
roof garden (east side)	290
Italian garden (west side)	1,480
exclusive yard	6,300
access road	7,045
fruit garden	22,283
park	7,140
Appurtenant external area	44,538



DESCRIPTION: The buildings of the villa are surrounded by extensive gardens that embellish the external setting with fountains and stone basins, designed with a romantic interpretation of the tradition of Italian gardens. In addition to the gardens, the villa also has an extensive fruit garden to the south-east, where there are other edifices of architectural merit such as the oratory and the hen house.

CURRENT USE: Free

STATE OF REPAIR: mediocre

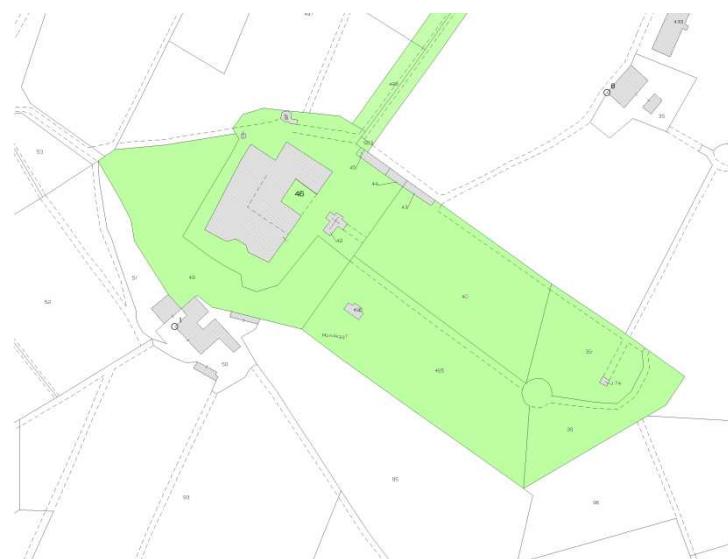
RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



CADASTRAL DATA

Municipality of Bagno a Ripoli
Land Cadastre

Plate 59, parcel 389, olive orchard
 Plate 60, parcel 498, arable
 Plate 60, parcel 500, olive orchard
 Plate 60, parcel 502, olive orchard
 Plate 60, parcel 503, olive orchard
 Plate 60, parcel 38, olive orchard
 Plate 60, parcel 39, olive orchard
 Plate 60, parcel 40, olive orchard
 Plate 60, parcel 495, olive orchard
 Plate 60, parcel 49, olive orchard
 Plate 60, parcel 46, urban cadastre



3.2 Villa di Mondeggia and Borghetto Conte Ranieri

Villa Mondeggia – Gardener's house, storeroom and lemon house



INVENTORY

	GFA/GEA (m ²)
storeroom	40
greenhouse	87
gardener's house	120
gardener's house terrace	50

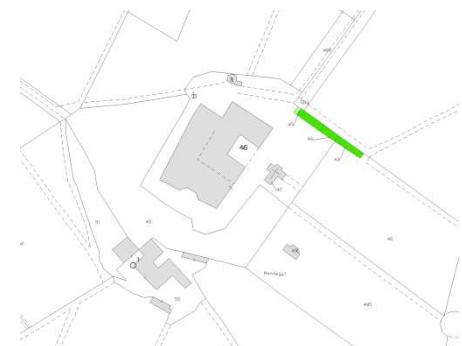


DESCRIPTION: The construction, presumably realized when works of expansion and restructuring of the villa were executed in the second half of the 1800s, consists of a long narrow profile of edifices situated along the perimeter of the park of the villa and borders on the public road. The ground floor is occupied by storerooms, lemon house and greenhouse, with access directly from the garden. The gardener's apartment occupies the first floor and is accessible directly from Via di Mondeggia. The masonry construction was built to house service personnel and therefore has no architectural or decorative elements of importance except for the lemon house, the southern facade of which is characterized by full-height pilasters, which confer a monumental aura.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



CADASTRAL DATA

Municipality of Bagno a Ripoli
Buildings Cadastre

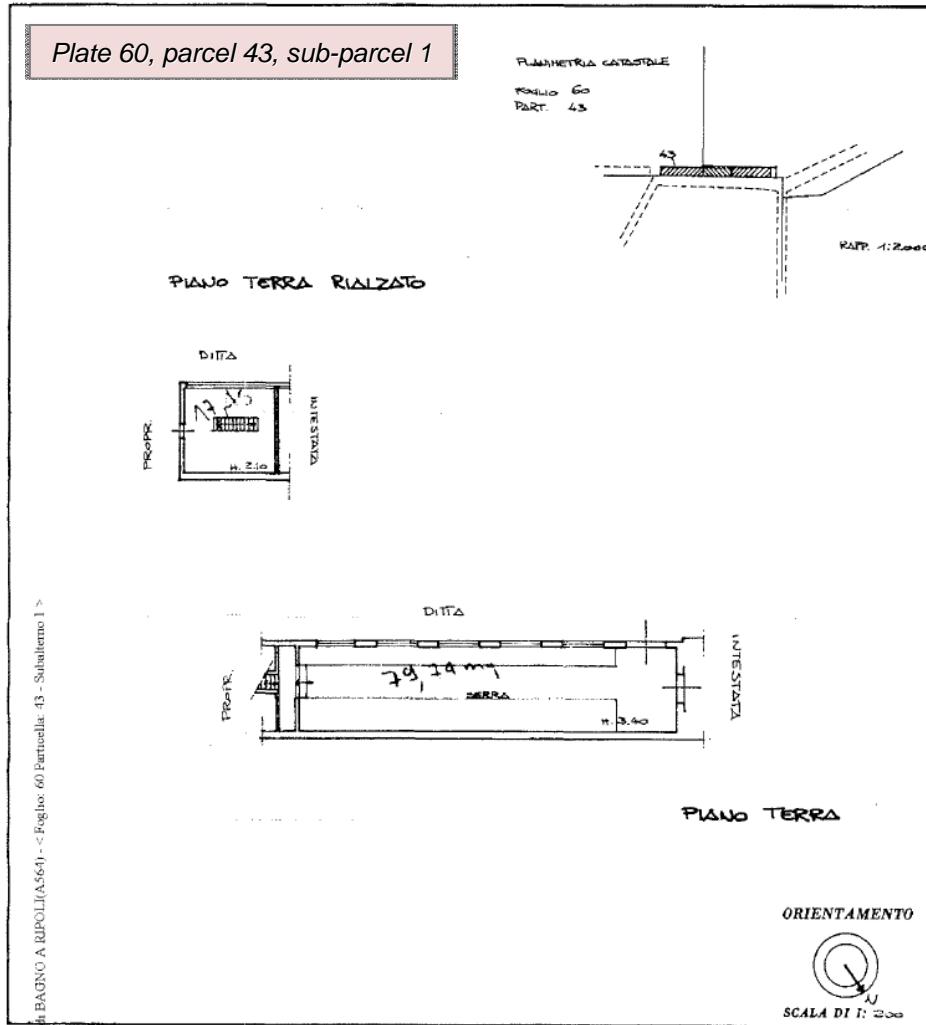
Plate 60, parcel 43, sub 1, Cat. C/2
Plate 60, parcel 44, sub 1, Cat. C/2
Plate 60, parcel 44, sub-parcels 2 and 45 (attached), Cat. A/4

Plate 60, parcel 45, sub 3, Cat. A/4

VILLA DI MONDEGGI – Gardener's house, storeroom and lemon house

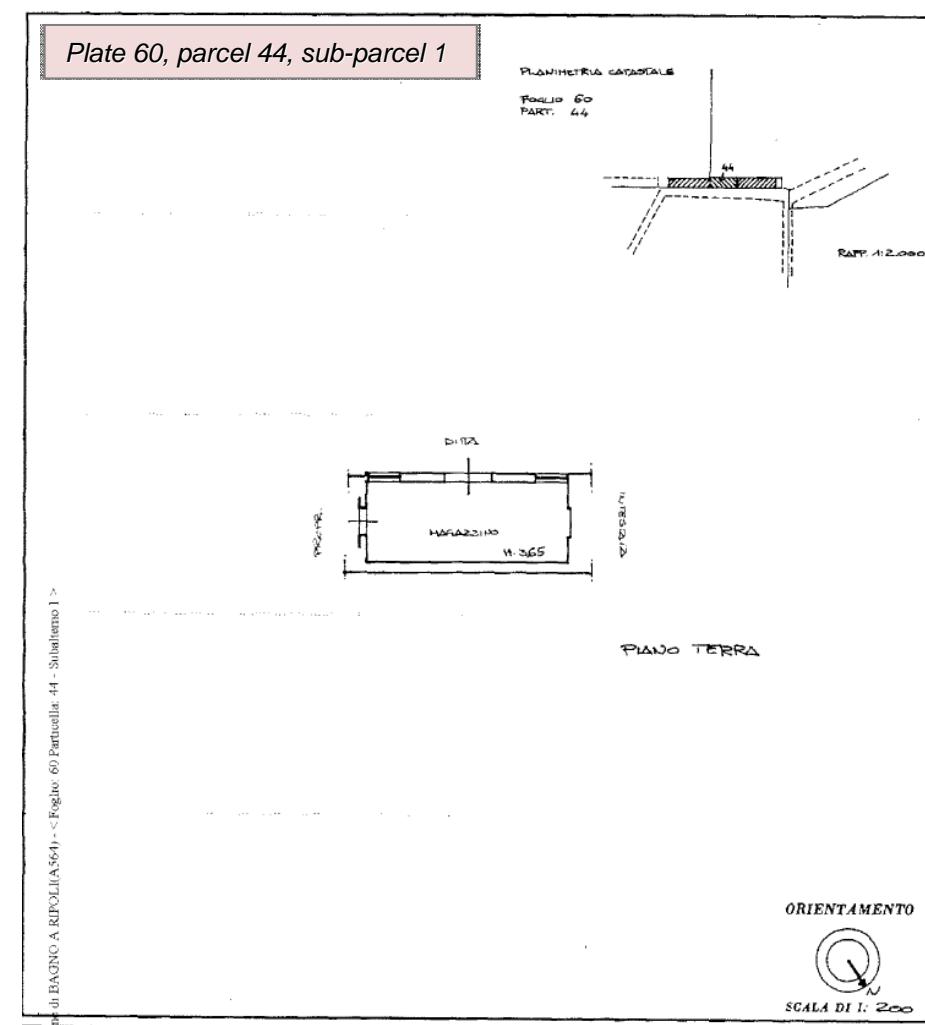
CADASTRAL PLANS

Plate 60, parcel 43, sub-parcel 1



In BAGNO A RIPOLI (A564) - < Poglio; 60 Particella: 43 - Subalterno 1 >

Plate 60, parcel 44, sub-parcel 1



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VILLA DI MONDEGGI – Gardener's house, storeroom and lemon house

CADASTRAL PLANS

*Plate 60, parcel 44, sub-parcel 2
parcel 45, sub-parcel 2*

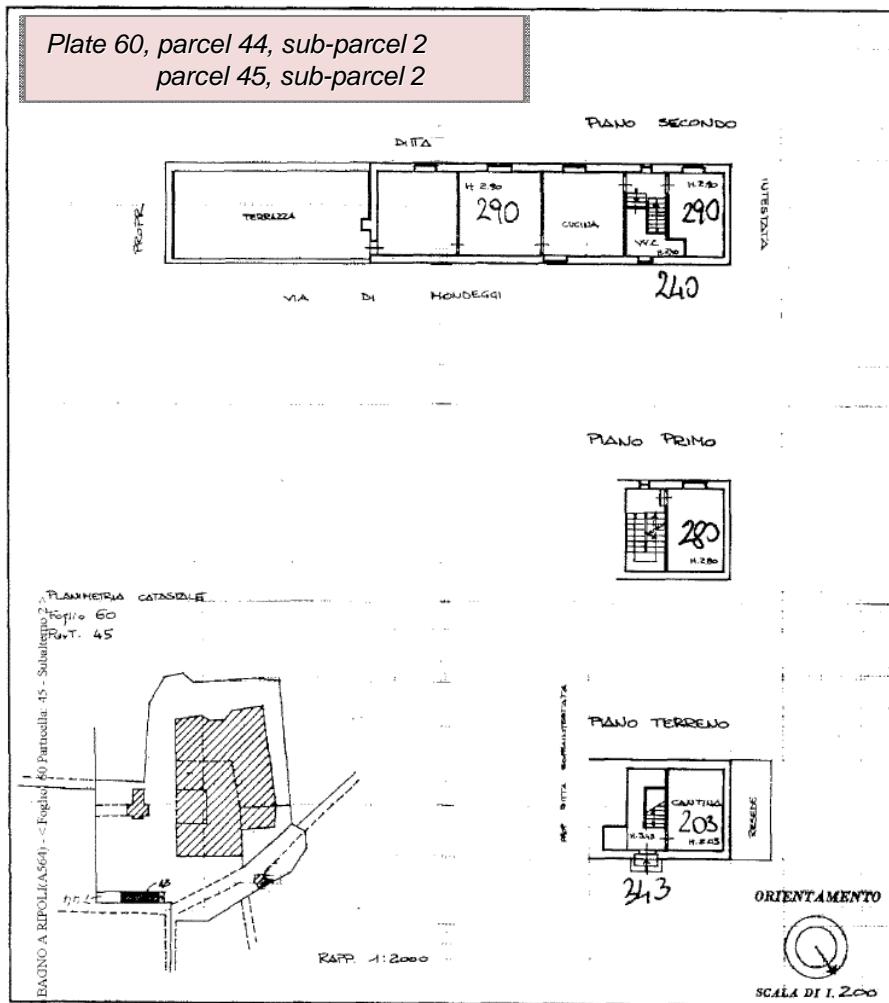
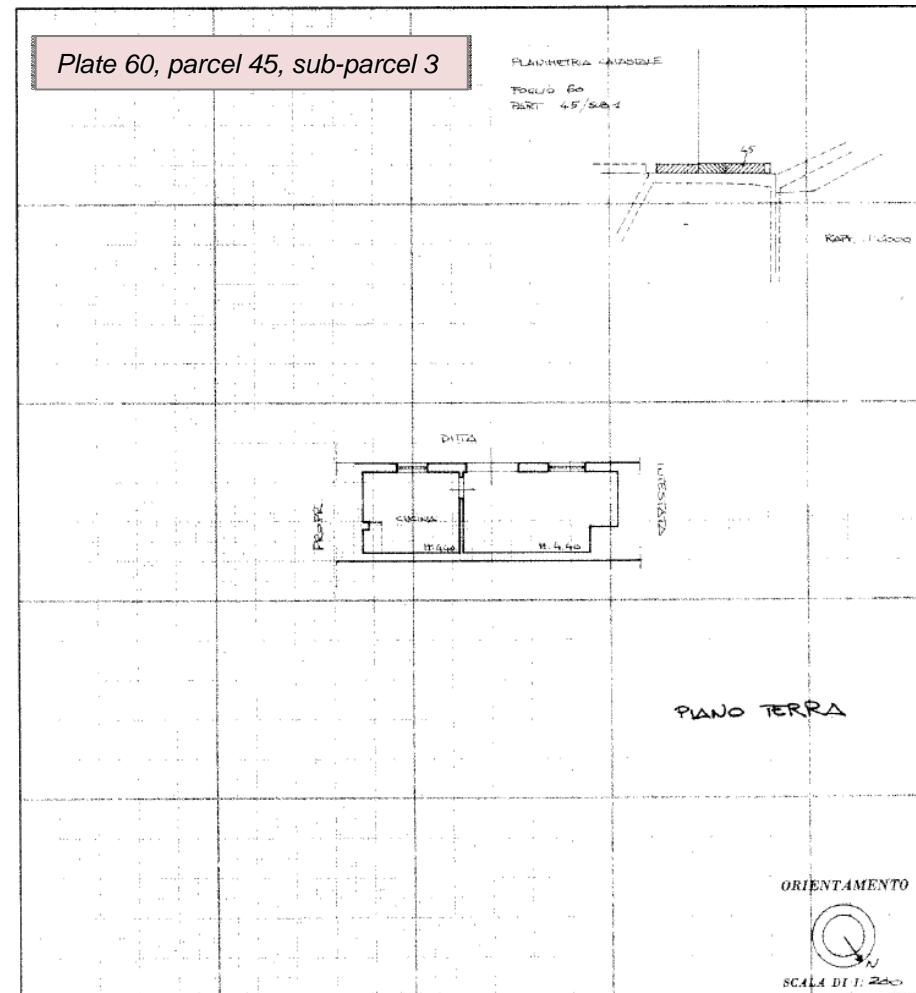


Plate 60, parcel 45, sub-parcel 3



3.2 Villa di Mondeggia and Borghetto Conte Ranieri

Villa Mondeggia – Chapel



INVENTORY

	GFA/GEA (m ²)
Chapel	110



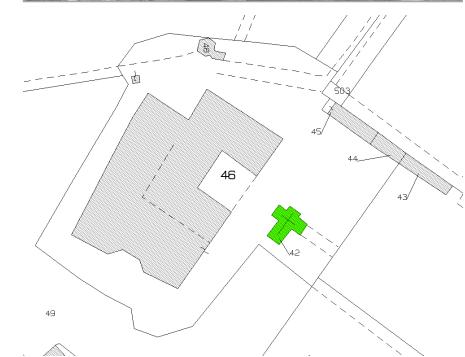
DESCRIPTION: The chapel dedicated to St John Evangelist stands in the garden facing the villa.

The current configuration of the chapel derives from an intervention carried out in 1852 by Earl Guido III, who enlarged the existing structure. In 1862, the building was completely restructured at the behest of Earl Ugolino della Gherardesca with the support of architects Angelo Foggi and Vincenzo Buffi, and frescoes by Olimpio Bandinelli. The plan of the building has the form of a Latin cross, with a total floor area of approximately 110 m². Inside, the nave is separated from the chancel by a step and a balustrade. The chancel is flanked by the sacristy, from which a small staircase leads up to the organ on the gallery. To the left of the altar, there is access by a staircase to the choir on the gallery and to the underground crypt where the deceased members of the Della Gherardesca family are buried.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



CADASTRAL DATA

Municipality of Bagno a Ripoli
Buildings Cadastre

Plate 60, parcel 42, Category B/7

VILLA DI MONDEGGI – Chapel

CADASTRAL PLANS

PIANO INTERRATO

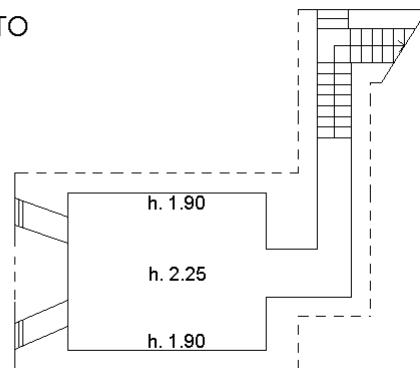
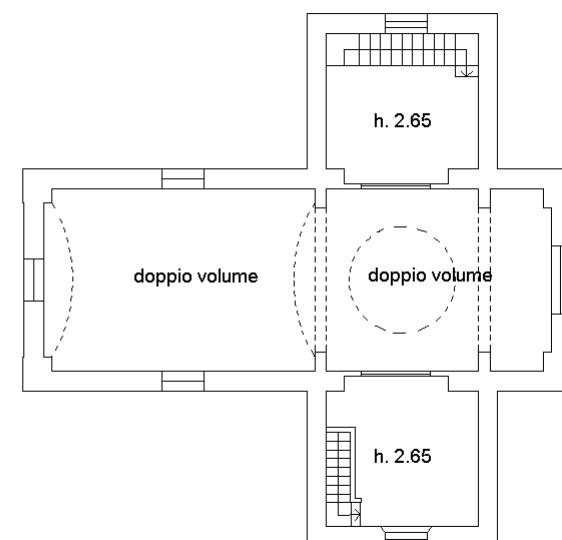
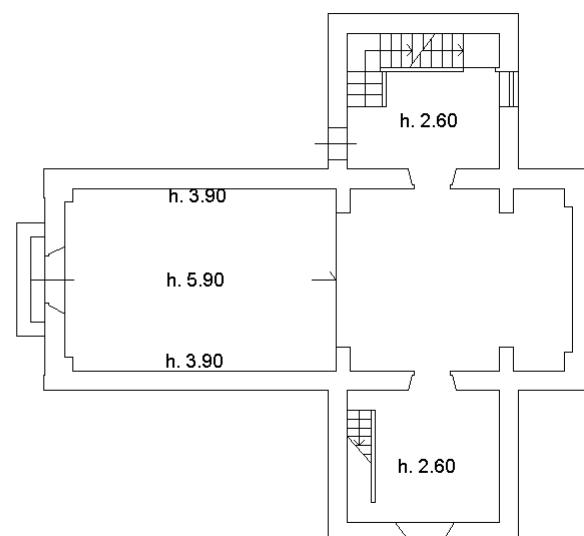


Plate 60, parcel 42

PIANO PRIMO



PIANO TERRA



Note: plans are not to scale

3.2 Villa di Mondeggi and Borghetto Conte Ranieri

Villa Mondeggi – Oratory and hen house



INVENTORY		GFA/GEA (m²)
Oratory		43
Hen house		32



DESCRIPTION: In the area of the extensive fruit garden south-east of the villa, there are two edifices of merit: the oratory and the hen house.

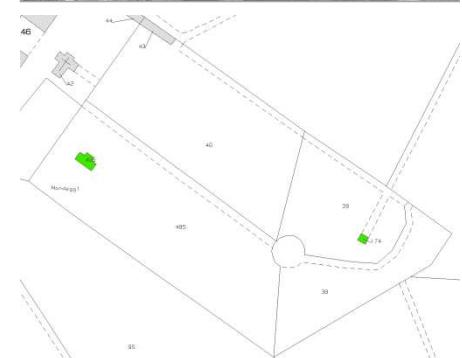
Oratory: The old oratory is a two story masonry building built in 1883, dedicated to St Vincent Ferrer and all the patron saints of the countryside. The room, intended for worship, has herringbone terracotta paving and a vaulted ceiling. The walls and vault are frescoed with motifs representing architectural decorations such as cornices, pilasters, friezes, etc. There is an underground room below the oratory accessible from a door at the back of the building.

Hen house: The plan of hen house, built in the first decades of the 20th century, has the form of a "T" and is distinguished by its generous dimensions and scrupulous construction. It presumably dates to the 1930s and consists of three non-communicating rooms for a total floor area of approximately 45 m². The building has a gable roof, forming a cross at the intersection, and is framed with wooden joists, spanned by bare hollow tiles. The covering, realized with traditional Marseille terracotta roof tiles, has some special characteristics such as the steep pitch of the gables and the beams at the gutter edge that rest on stone brackets. The edge of the roof also has a sheet metal decoration.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



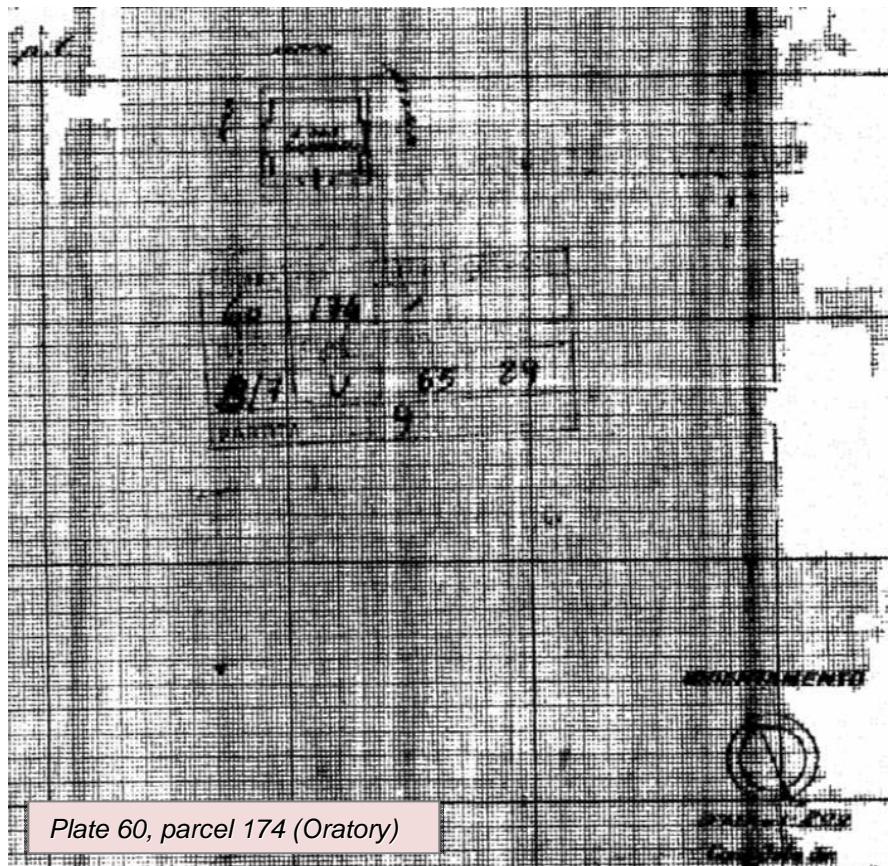
CADASTRAL DATA

Municipality of Bagno a Ripoli
Buildings Cadastre

Plate 60, parcel 174, Category B/7
Plate 60, parcel 496, Category C/2

VILLA DI MONDEGGI – Oratory and Hen house

CADASTRAL PLANS



Piano Terra

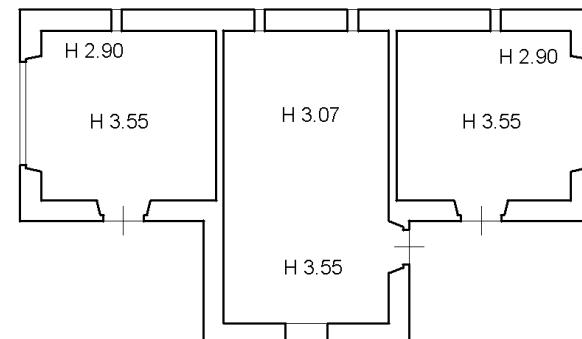


Plate 60, parcel 496 (Hen house)

Note: plans are not to scale

3.2 Villa di Mondeggi and Borghetto Conte Ranieri

VILLA DI MONDEGGI – Mulino and Tabernacle



INVENTORY

	GFA/GEA (m2)
Mulino	129
Tabernacle	5



DESCRIPTION: There are two special edifices near the villa embankment, along Via di Mondeggi: the Mulino [the mill or granary] and a tabernacle dedicated to the Madonna.

Both date to the second half of the 1800s and reveal unusual architectural characteristics.

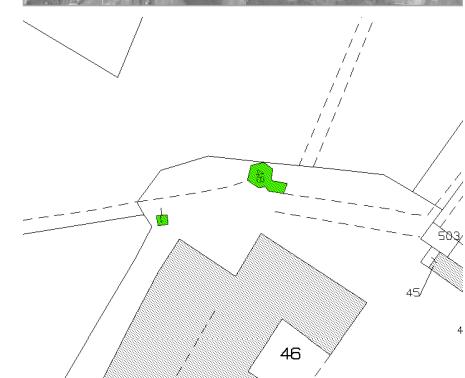
The mill or granary is a circular two-story circular building. The roof, divided into eight segments, is framed with wooden joists resting on a truss. Thin bricks laid from joist to joist create the plane for laying the Tuscan pan and flat tile covering. There is a wrought iron weathervane depicting a smiling sun and the eagle of the Della Gherardesca coat of arms mounted on the ridge.

The tabernacle dedicated to the Madonna is a small temple of approximately 4 m². It has a small dome with a sunlight above the square plan of the room. The seriously decayed roofing layer was composed of scale-shaped elements of coloured ceramics.

CURRENT USE: Free

STATE OF REPAIR: mediocre

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 37/2014).



CADASTRAL DATA

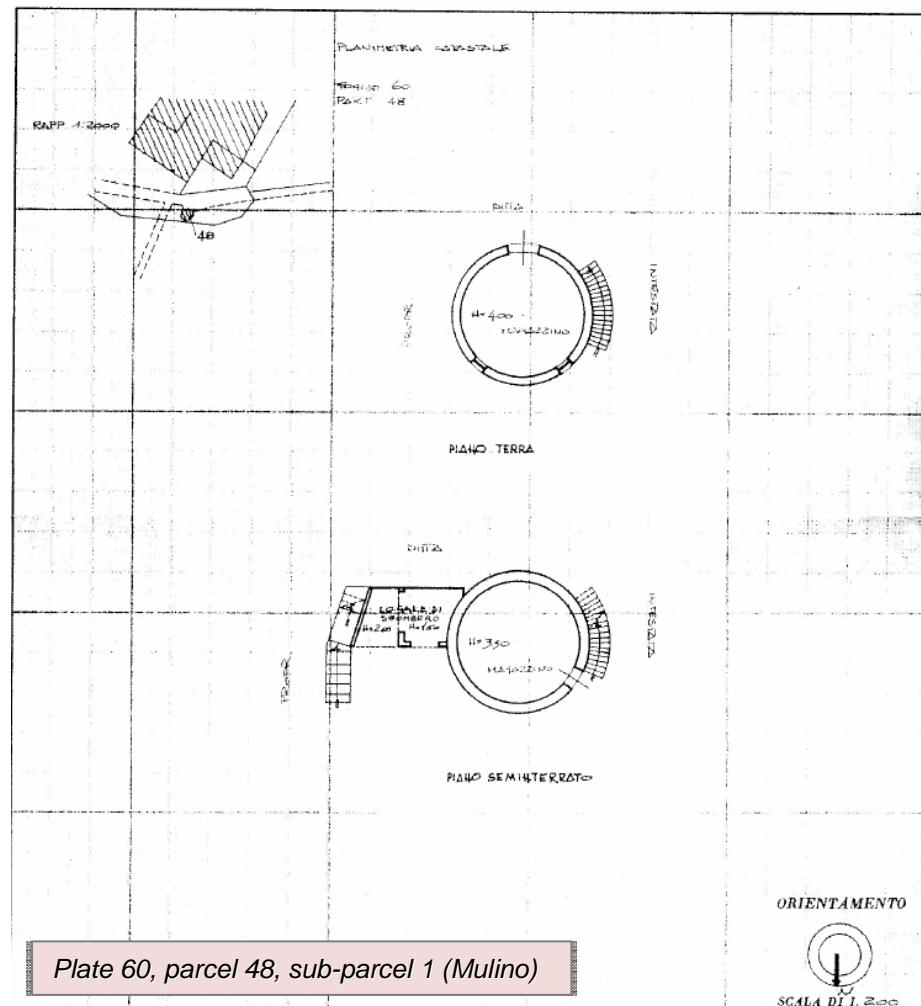
Municipality of Bagno a Ripoli
Buildings Cadastre

Plate 60, parcel 48, sub-parcel 1,
Category C/2

Plate 60, parcel 46, sub-parcel 5,
Category B/7

VILLA DI MONDEGGI – Mulino and Tabernacle

CADASTRAL PLANS



PIANO TERRA

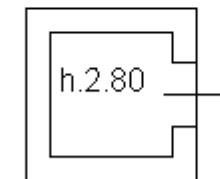


Plate 60, parcel 46, sub-parcel 5 (tabernacle)

Note: plans are not to scale

3.2 Villa di Mondeggi and Borghetto Conte Ranieri

Villa Mondeggi – Water cistern



INVENTORY

CISTERN	GFA/GEA (m ²)
Basement (partially underground)	240



DESCRIPTION: The cistern consists of a partially excavated construction situated opposite the entrance gate of the ancient drive to the villa. It includes a large square space (the actual cistern itself) with a volumetric capacity of approximately 500 m³ water and a rectangular technical room next to it on the downhill side, where the water flowed out toward the villa.

The interior walls of the cistern are plastered and there is a stone cornice at the maximum level of the storage capacity, from which the cross-vault ceiling of exposed brickwork springs. The lateral access to the cistern leads to a stone gallery, with a stone stairway that leads down to the bottom of the tank. The uphill technical room, where the water distribution valves are installed, consists of a long narrow room with plastered walls and a barrel vault ceiling. Illumination and ventilation of the room are guaranteed by small narrow windows.

In front of the cistern, facing the entrance gate, there was a small garden bordered by a box hedge, planted with holm-oaks and cedars.

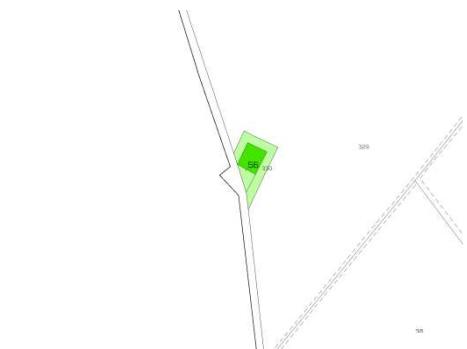
The external wall of the cistern facing the villa is faced with exposed brickwork. The others are plastered and painted to look like brick masonry.

There is a large stone memorial on the main façade flanked by two coats of arms of the Della Gherardesca earldom.

CURRENT USE: Free

STATE OF REPAIR: mediocre

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] has declared the building to be of cultural interest pursuant to Legislative Decree 42/2004 (decree 32/2014).



CADASTRAL DATA

Municipality of Bagno a Ripoli
Land Cadastre

Plate 61, parcel 56, rural building

3.2 Villa di Mondeggi and Borghetto Conte Ranieri

Borghetto Conte Ranieri



INVENTORY	
CONTE RANIERI	GFA/GEA (m²)
Apartment – sub-parcel 500	254
Apartment – sub-parcel 501	233
Apartment – sub-parcel 510	413
Apartment – sub-parcel 508	105
Storeroom – sub-parcel 504	72
Storeroom – sub-parcel 502	101
Storeroom – sub-parcel 505	74
Barn ruins – sub-parcel 506	58
Depository ruins – sub-parcel 511	50
Total GFA	1,360



DESCRIPTION: Borghetto Conte Ranieri (*borghetto* means a small cluster of houses) is the farm closest to the main villa. The Della Gherardesca family acquired it in 1538 together with Mondeggi and the appurtenances. It consists of a heterogeneous cluster of buildings of different eras and is divided into five units purposed for dwellings in addition to storerooms, a barn, storage areas and a stable with an ancient well. There are ample common spaces around the buildings that once constituted the farmyards of the homes and are now paved with stone for the most part.

The ruins of the barn and some storerooms next to the garden wall of Villa Mondeggi are separated from the main nucleus of the houses.

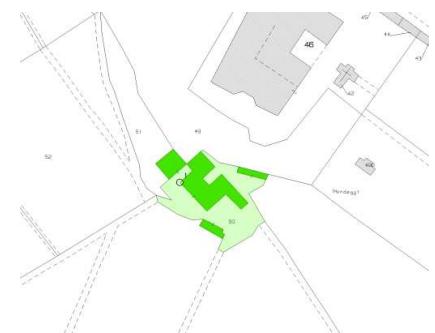
There are four apartments in the oldest part of the complex with stone masonry walls, floor structure of wood or low vaults on the ground floor and exposed ceilings of wooden joists with flat terracotta tile ceilings. The fifth apartment is situated in a more recent construction with low terracotta arches and steel joists, while the roof structure is made of reinforced concrete beams.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] declared the building to be of cultural interest by Decree no. 33 of 22 January 2014 pursuant to article 10, clause 1 of Legislative Decree no. 42 of 22 January 2004, as modified and integrated, because it has the qualities of historical and artistic interest and is therefore subject to all of the protective measures contained in the Legislative Decree cited above. Together with the real estate units described above, the same decree declared that parcel 51 of plate 60 is also of cultural interest.

URBAN REGISTRY: the Municipality of Bagno a Ripoli has issued the certificate of conformity pursuant to article 140 of Tuscany Regional Law no. 1 of 15 January 2016.

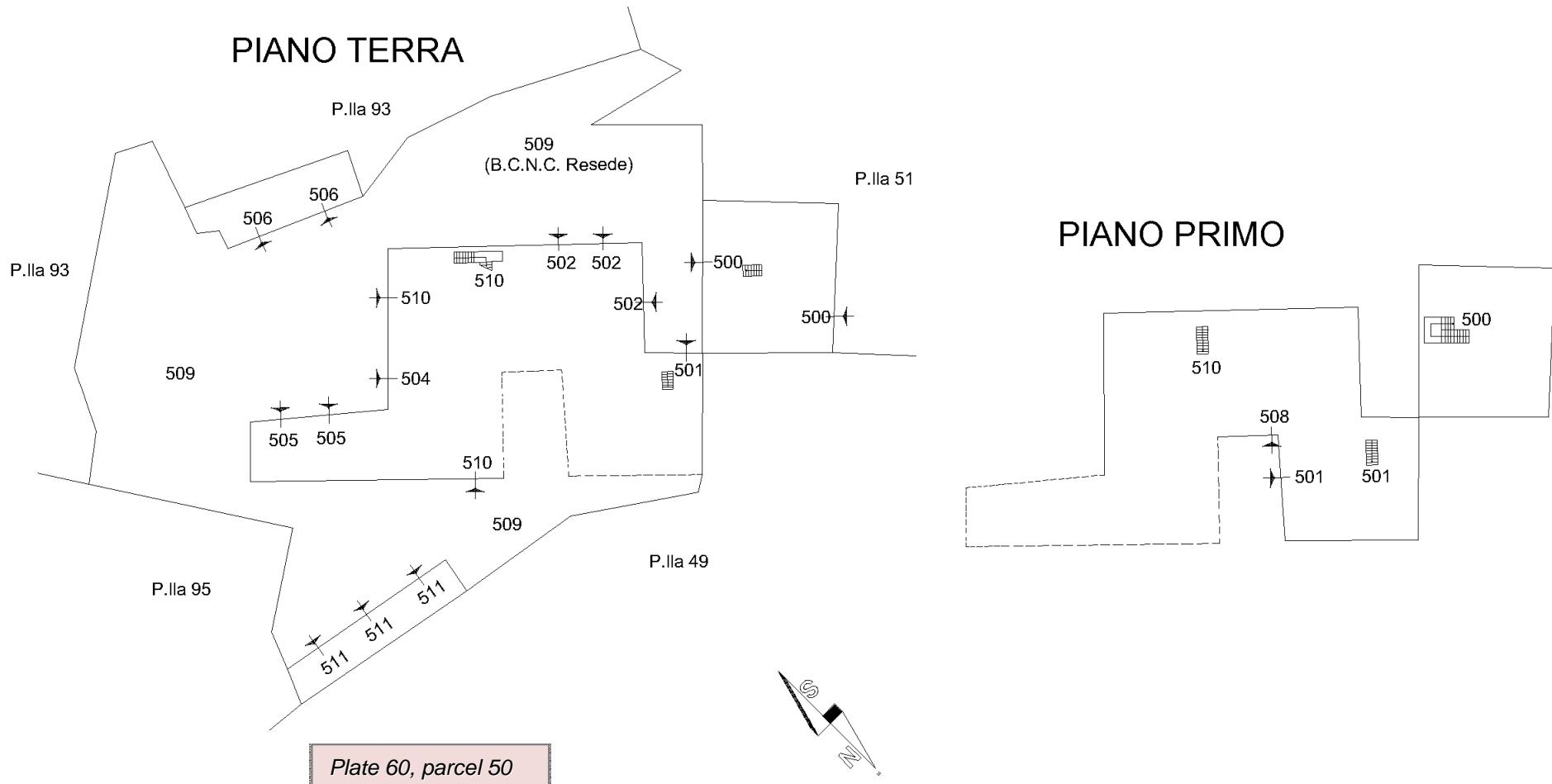


CADASTRAL DATA

Municipality of Bagno a Ripoli Urban Cadastre
 Plate 60, parcel 50, sub 500, Cat. A/3
 Plate 60, parcel 50, sub 501, Cat. A/3
 Plate 60, parcel 50, sub 502, Cat. C/2
 Plate 60, parcel 50, sub 504, Cat. C/2
 Plate 60, parcel 50, sub 505, Cat. C/2
 Plate 60, parcel 50, sub 506, Cat. C/2
 Plate 60, parcel 50, sub 508, Cat. A/3
 Plate 60, parcel 50, sub 510, Cat. A/3
 Plate 60, parcel 50, sub 511, Cat. C/2
 Plate 60, parcel 50, sub 509, non assessable common asset

Borghetto Conte Ranieri

PLANS



Note: plans are not to scale



Borghetto Conte Ranieri

CADASTRAL PLANS

Plate 60, parcel 50, sub-parcel 500

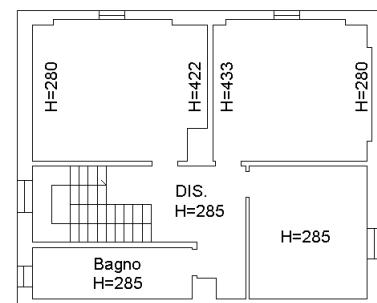
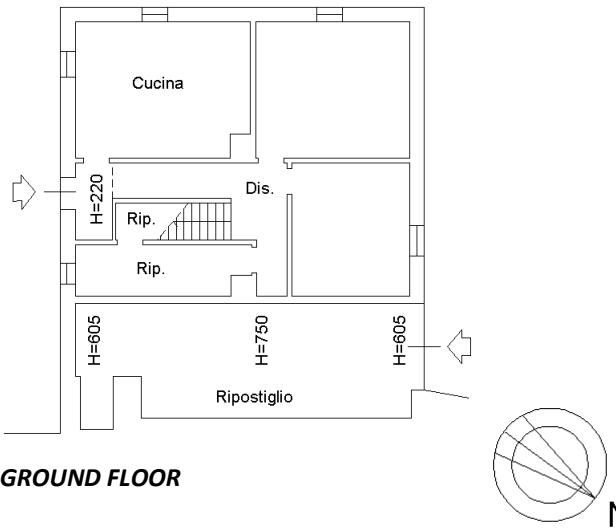


Plate 60, parcel 50, sub-parcel 501

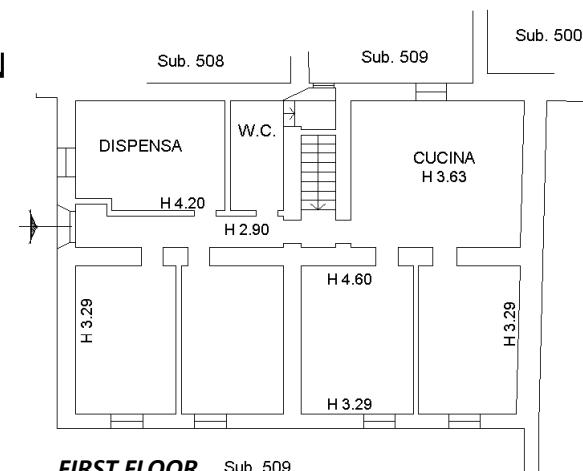


Plate 60, parcel 50, sub-parcel 502

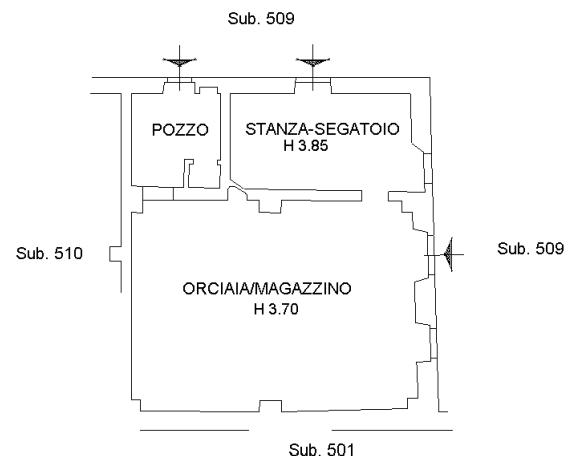
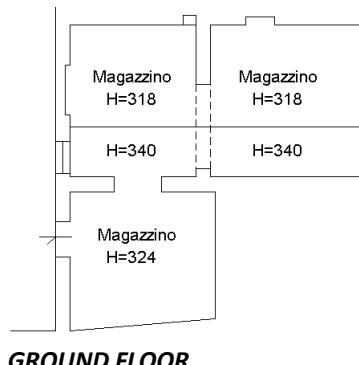


Plate 60, parcel 50, sub-parcel 504

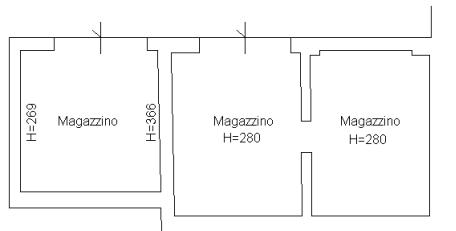


Note: plans are not to scale

Borghetto Conte Ranieri

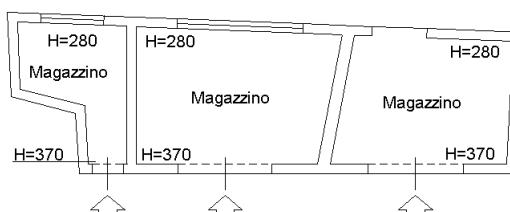
CADASTRAL PLANS

Plate 60, parcel 50, sub-parcel 505



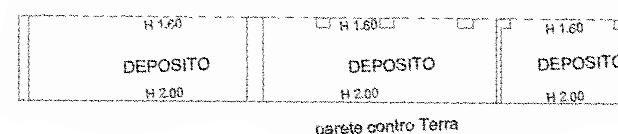
GROUND FLOOR

Plate 60, parcel 50, sub-parcel 506



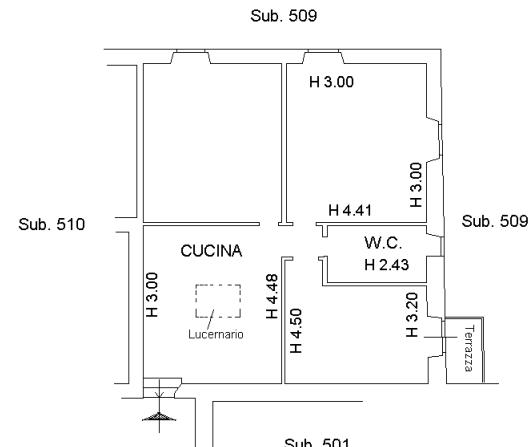
GROUND FLOOR

Plate 60, parcel 50, sub-parcel 511



parete contro Terra

Plate 60, parcel 50, sub-parcel 508

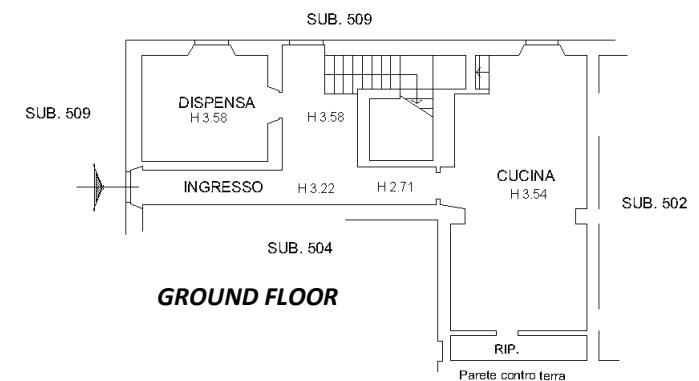


FIRST FLOOR

FIRST FLOOR

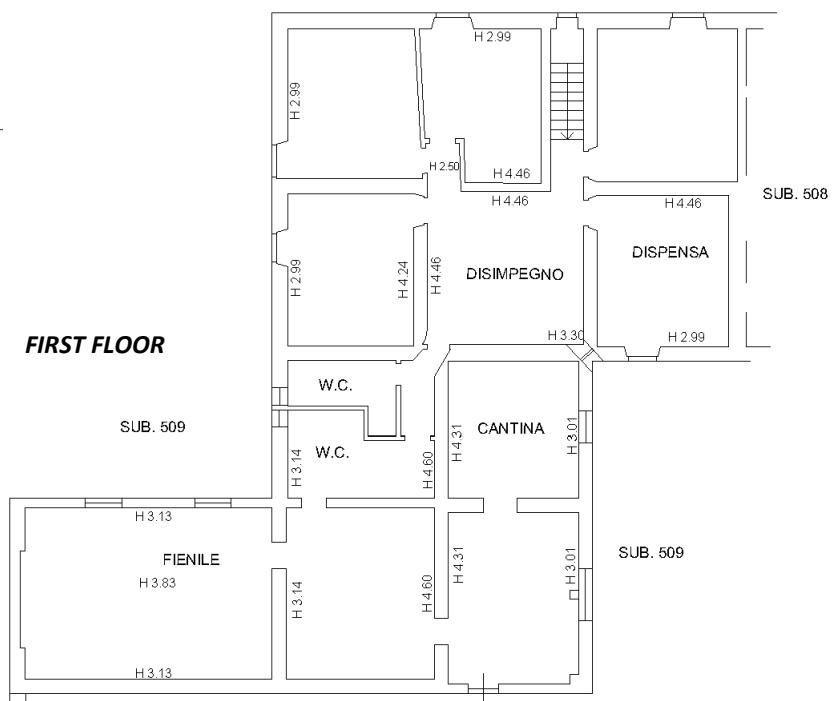


Plate 60, parcel 50, sub-parcel 510



GROUND FLOOR

SUB. 509

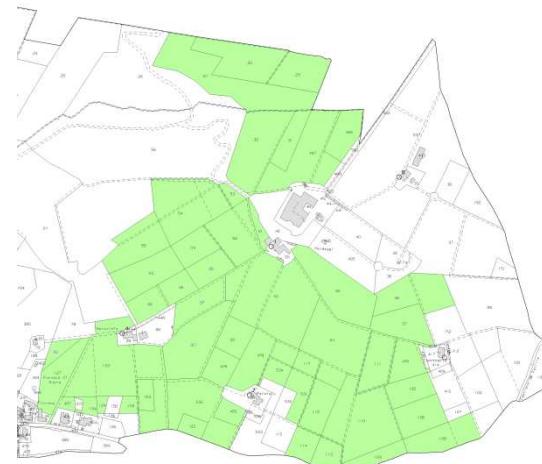


3.2 Villa di Mondeggia and Borghetto Conte Ranieri

Agricultural land



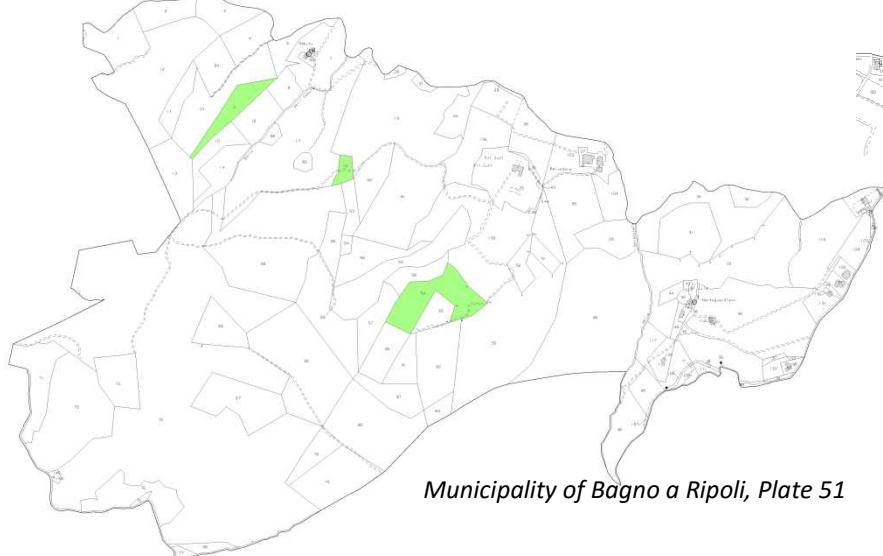
Villa di Mondeggia, Borghetto Conte Ranieri and their land



Municipality of Bagno a Ripoli, Plate 60



Municipality of Bagno a Ripoli, Plate 67



Municipality of Bagno a Ripoli, Plate 51



CITTÀ METROPOLITANA
DI FIRENZE

Area (m2)	
Arable	279,484
Woods	194,255
Olive orchards	36,470
Vineyard	53,468
Total	563,677

CADASTRAL DATA

Municipality of Bagno a Ripoli, Land Cadastre

Plate 60, parcels 105, 106, 108P, 109, 110, 111, 112, 113, 114, 117, 122, 123, 127, 153, 193, 194, 27, 28, 29, 30, 31, 407, 435, 476, 478, 485, 497, 499, 52, 53, 531, 532, 534, 54, 55, 82, 83, 84, 85, 86, 87, 90, 92, 93, 94, 95, 96, 97, 124, 80, 51, 1, 131, 2, 3, 4, 5, 513, 54, 6, 7, 8 and 9.
Plate 51, parcels 18, 54 and 9.

Municipality of Figline and Incisa Valdarno
Plate 1, parcels 42, 46, 49 and 53
Plate 2, parcel 15
Plate 3, parcel 65
Plate 7, parcel 7

3. Properties

3.3 Cerreto farm - Buildings



INVENTORY

CERRETO		GFA/GEA (m²)
Basement		28
Ground and first floor - dwelling		475
Ground and first floor - service rooms		249
Ground floor - loggia		43
Area (m²)		141,505
Total GFA above ground		767
Total GFA below ground		28



DESCRIPTION: The Cerreto farmhouse is an ancient rural building complex not far from Villa di Mondeggia, with which it shares a long history. The appearance of the building today is not much different from its nineteenth century aspect after the reconstruction undertaken by Earl Ugolino della Gherardesca, with its volumetric outline in the form of an "L", two story height, external walls of plastered stone masonry and gable roofs.

On the ground floor, once occupied by animal shelters, depositories, storerooms, wood-burning oven, etc. the various spaces have ceilings of low vaults and are paved with large slabs of stone, evidence of fine construction. On the upper level, used mainly for living spaces, the rooms have wooden ceilings and terracotta paving.

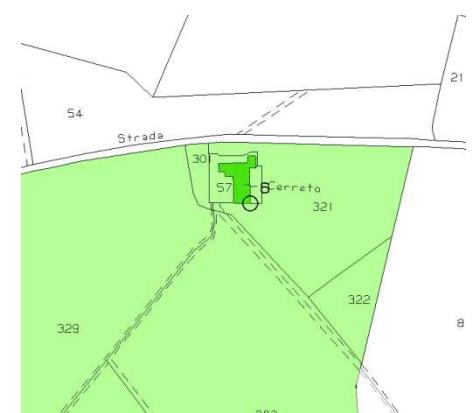
The building is surrounded by an ample, exclusive yard and has a plot of agricultural land of over 14 hectares.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] declared the building to be of cultural interest by Decree no. 697 of 22 December 2010 pursuant to article 10, clause 1 of Legislative Decree no. 42 of 22 January 2004, as modified and integrated, because it has the qualities of historical and artistic interest and is therefore subject to all of the protective measures contained in the Legislative Decree cited above.

URBAN REGISTRY: The buildings of the farm were built before 1 September 1967 and have not undergone successive modifications that would require submission of authorizations, concessions and/or declarations of starting works.



CADASTRAL DATA

Municipality of Bagno a Ripoli

Buildings Cadastre

Plate 61, parcel 57, sub 2, Cat. A/3

Plate 61, parcel 57, sub 1, Cat. C/2

Plate 61, parcel 57, sub 3, non assessable common asset

Land Cadastre

Plate 61, parcel 57, urban cadastre, 1,080 m²

3.3 Cerreto farm - Buildings

CADASTRAL PLANS

Plate 61, parcel 57, sub-parcel 1

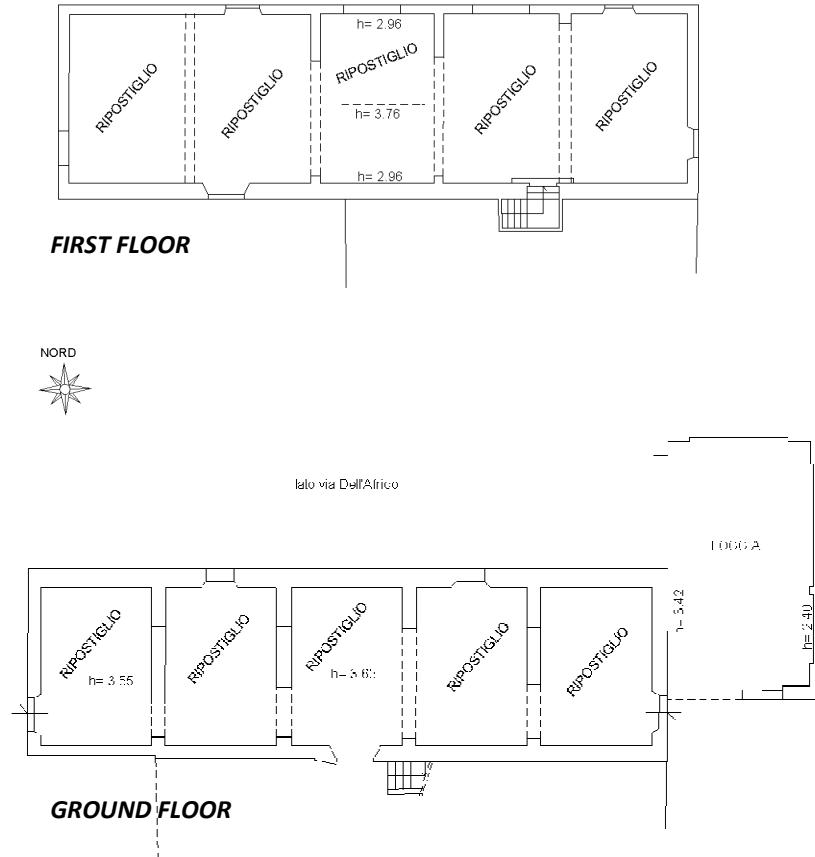
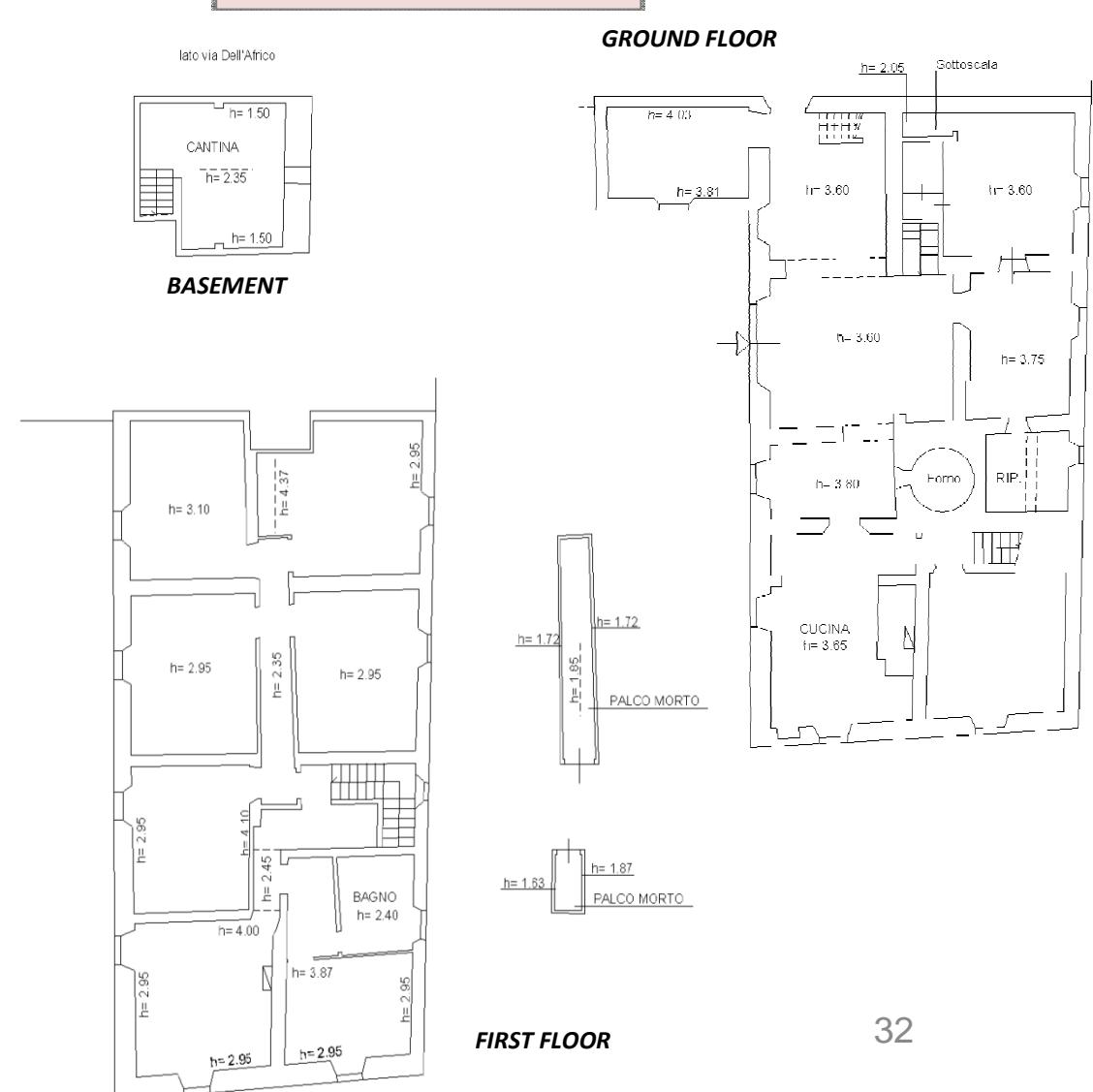


Plate 61, parcel 57, sub-parcel 2

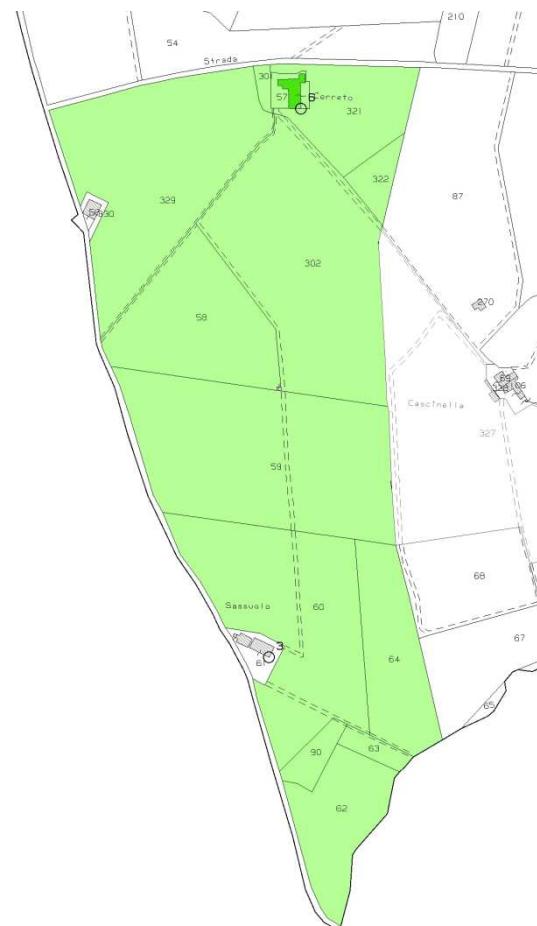


Note: plans are not to scale

3.3 Cerreto farm – Agricultural land



Cerreto farm



	<i>Area (m2)</i>
Arable	36,402
Woods	-
Olive orchards	34,748
Vineyard	69,275
Total	140,425

CADASTRAL DATA

Municipality of Bagno a Ripoli, Land Cadastre

**Plate 61, parcels 301, 302, 321, 322,
329, 58, 59, 60, 62, 63, 64 and 90.**

3. Properties

3.4 Cuculia farm - Buildings



INVENTORY

CUCULIA	GFA/GEA (m ²)
Ground floor - offices	117
Ground and first floor - dwelling	245
First floor - dwelling	150
Ground and first floor - Barn	126
Ground floor - Shed	473
Area (m²)	148,995
Total GFA above ground	1,111
Total GFA below ground	-



DESCRIPTION: In the past, this rural complex was a part of the Mondeggi farm and consists of three buildings surrounded directly by 5 hectares of agricultural land. The buildings are the former farm house, the barn and a large shed.

The main building (the former farm house) has a rectangular plan and is two stories high. The ground floor has offices and depositories. There are two apartments with independent entrances, one on the first floor only and the second on two stories.

The barn, now in bad conditions of repair, is also a two story structure consisting of two large rooms (one on each floor) and two entrances from the roadway.

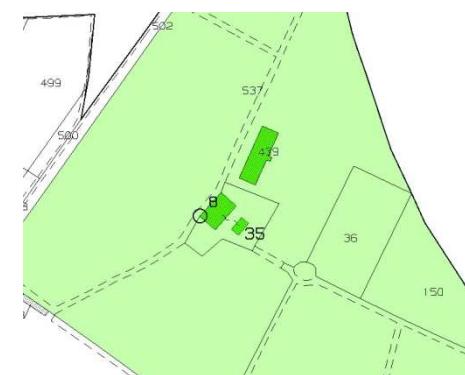
The large shed, erected for agricultural use in the 1970s consists of a single unit used as a storeroom/depository with three vehicle entrances from the road and a pedestrian entrance from the farmyard. There is a band of steel windows that illuminate the interior placed between the wall panels and the roof structure.

CURRENT USE: Occupied w/o proprietor's consent by "Mondeggi bene comune"

STATE OF REPAIR: mediocre

RESTRICTIONS: None of the buildings that constitute the Cuculia farm complex have qualities of artistic, historical, archaeological or ethnic-anthropological interest and are therefore not classified among the assets described at article 10, clause 1 of Legislative Decree 42 of 22 January 2004 as modified and integrated (see note archive no. 1022 of 22 January 2014 Ministry of Cultural Heritage).

URBAN REGISTRY: URBAN REGISTRY: the Municipality of Bagno a Ripoli has issued the certificate of conformity pursuant to article 140 of Tuscany Regional Law no. 43 of 15 January 2016 (for the main building) and no. 45 of 17 October 2014 (for the shed).



CADASTRAL DATA

Municipality of Bagno a Ripoli: Urban Cadastre

Plate 60, parcel 35, sub 500, Cat. A/3

Plate 60, parcel 35, sub 501, Cat. A/3

Plate 60, parcel 35, sub 502, Cat. A/10

Plate 60, parcel 35, sub 503, Cat. C/2

Plate 60, parcel 439, sub 1, Cat. C/2

Land Cadastre

Plate 60, parcel 35, urban unit of 1910 m²

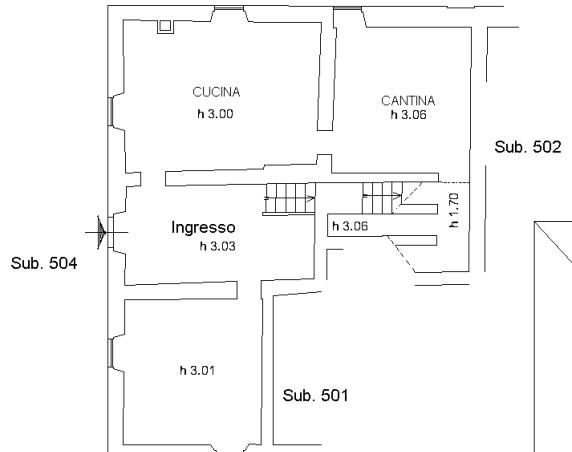
Plate 60, parcel 439, urban unit of 508 m²

3.4 Cuculia farm - Buildings

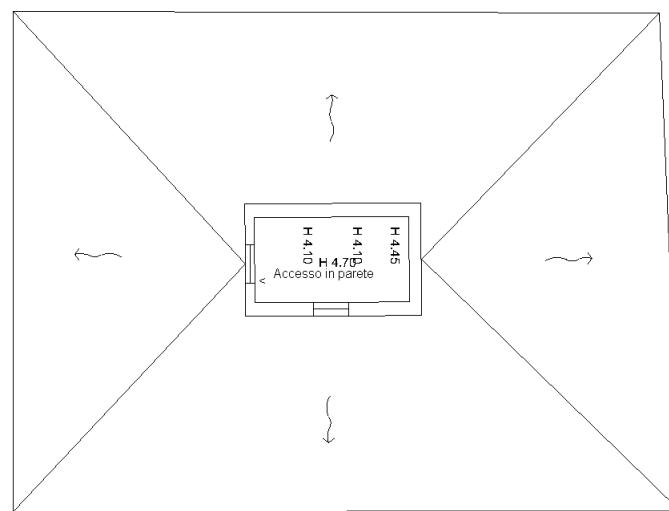
CADASTRAL PLANS

Plate 60, parcel 35, sub-parcel 500

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

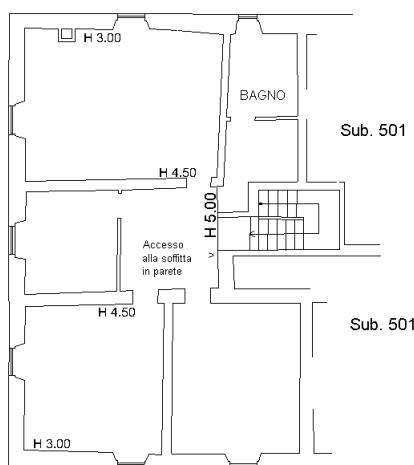
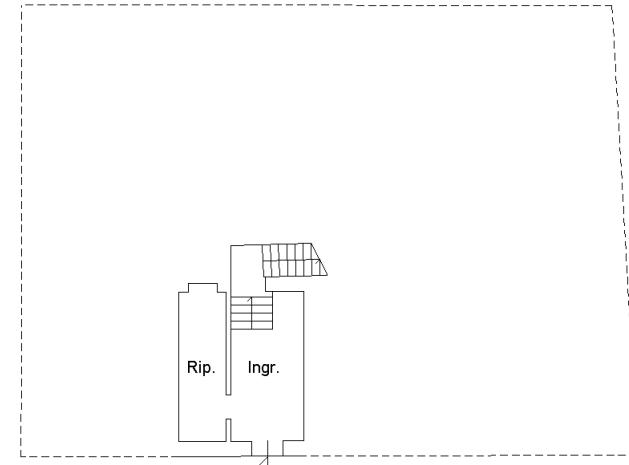
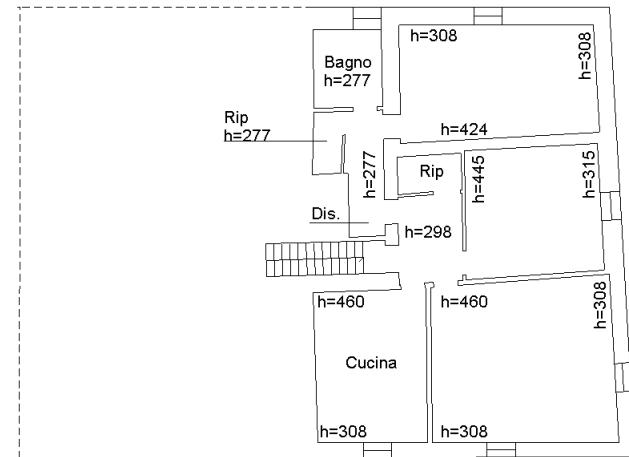


Plate 60, parcel 35, sub-parcel 501

GROUND FLOOR



FIRST FLOOR



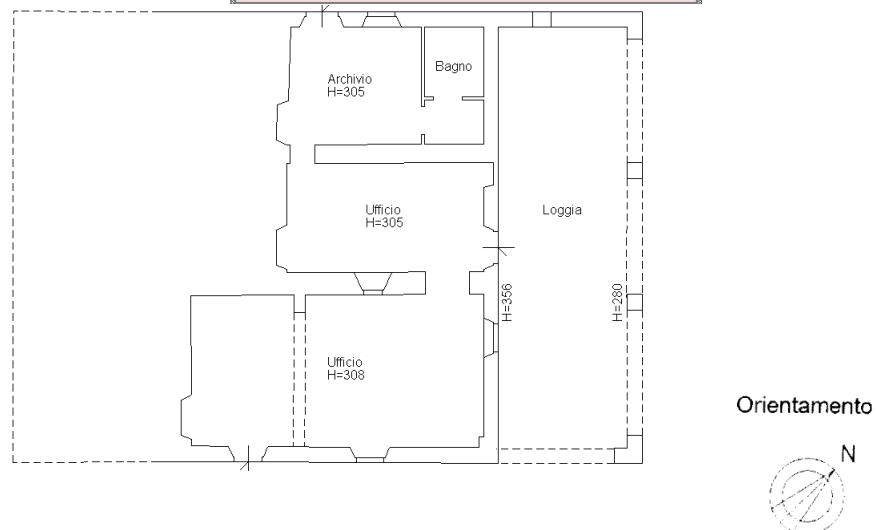
Note: plans are not to scale

3.4 Cuculia farm - Buildings

CADASTRAL PLANS

GROUND FLOOR

Plate 60, parcel 35, sub-parcel 502



GROUND FLOOR

FIRST FLOOR

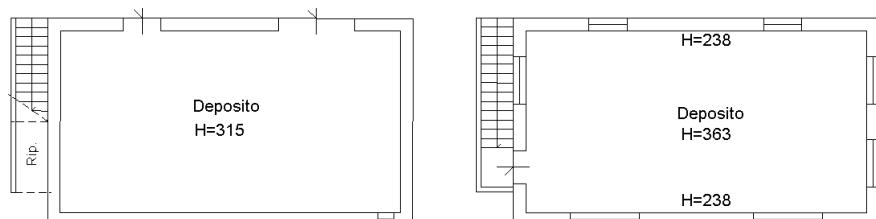
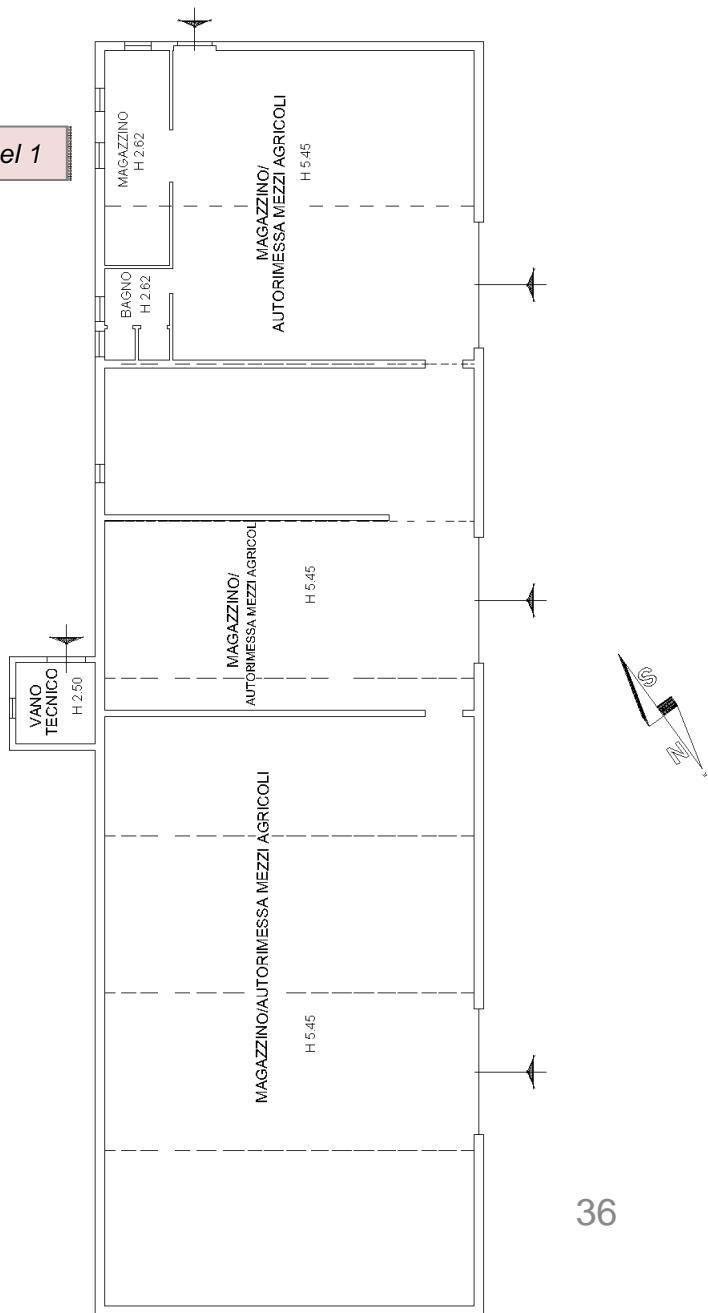


Plate 60, parcel 35, sub-parcel 503

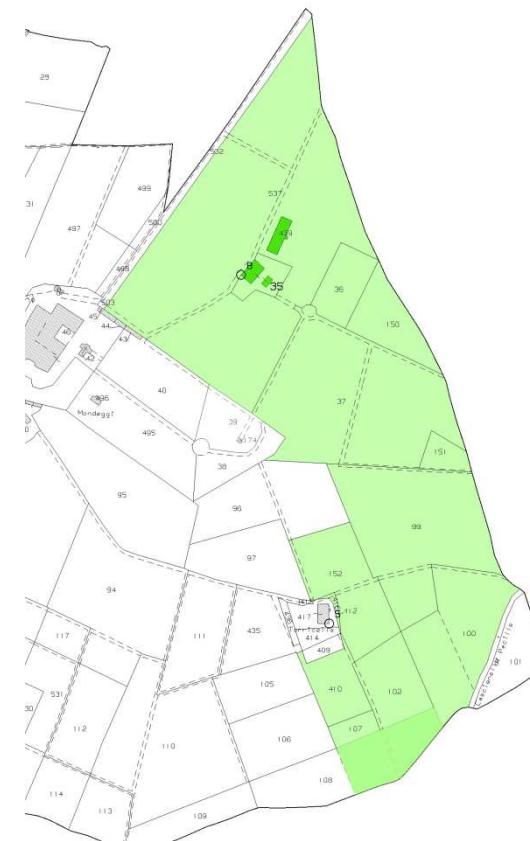


Note: plans are not to scale

3.4 Cerreto farm – Agricultural land



Cuculia farm



	Area (m ²)
Arable	10,970
Woods	-
Olive orchards	90,337
Vineyard	45,270
Total	146,577

CADASTRAL DATA
Municipality of Bagno a Ripoli, Land Cadastre
 Plate 60, parcels **100, 102, 150, 151, 152, 36, 107, 108P, 37, 410, 412, 537 and 99.**

3. Properties

3.5 Pulizzano farm - Buildings



INVENTORY		GFA/GEA (m²)
PULIZZANO		
Exposition		284
Dwelling in the main building		253
Dwelling in the secondary building		138
Annex		52
Depositories		71
Loggias		57
Area (m²)		617,313
Total GFA above ground		1,099
Total GFA below ground		17



DESCRIPTION: The property denominated Pulizzano farm is situated in the locality of the same name, a short distance from the Mondeggia villa. The main body of the farmhouse has two wings and a separate, smaller rectangular building.

The main building has two above-ground stories and one underground story used as a cellar and is characterized by the dovecote tower that defines the silhouette of the building toward the drive.

The secondary building also has two above-ground stories and consists, on the ground floor, of four rooms used as depositories and/or storerooms and a loggia closed on three sides; the first floor consists of a dwelling composed of four rooms with services and accessories.

On the ground floor, the main and secondary buildings are separated by a yard, while on the first floor they are united by a room that forms a covered underpass at the ground level.

The separate accessory building consists of two above-ground stories with a wood-burning oven, former pigsty and the space below the stair on the ground floor, and a single room on the first floor formerly used as a barn.

CURRENT USE: Free

STATE OF REPAIR: mediocre

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] declared the building to be of cultural interest by Decree no. 315 of 01 July 2011 pursuant to article 10, clause 1 of Legislative Decree no. 42 of 22 January 2004, as modified and integrated, because it has the qualities of historical and artistic interest and is therefore subject to all of the protective measures contained in the Legislative Decree cited above.

URBAN REGISTRY: The Municipality of Bagno a Ripoli issued certificate of conformity no. 44 of 17 October 2014 pursuant to article 140 of Tuscany Regional Law no. 1/2005.



CADASTRAL DATA

Municipality of Bagno a Ripoli: Urban Cadastre
 Plate 59, parcel 79, sub 500, Cat. A/3
 Plate 59, parcel 79, sub 501, Cat. C/1
 Plate 59, parcel 79, sub 502, Cat. C/2
 Plate 59, parcel 79, sub 503, Cat. C/2
 Plate 59, parcel 79, sub 504, Cat. A/3
 Plate 59, parcel 79, sub 505, non assessable common asset
 Land Cadastre
 Plate 59, parcel 320, 597 m²
 Plate 59, parcel 321, 101 m²
 Plate 59, parcel 323, 1982 m²
 Plate 59, parcel 324, 66 m²

3.5 Pulizzano farm - Buildings

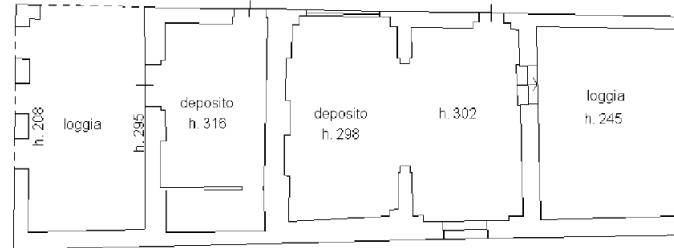
CADASTRAL PLANS

Plate 59, parcel 79, sub-parcel 500

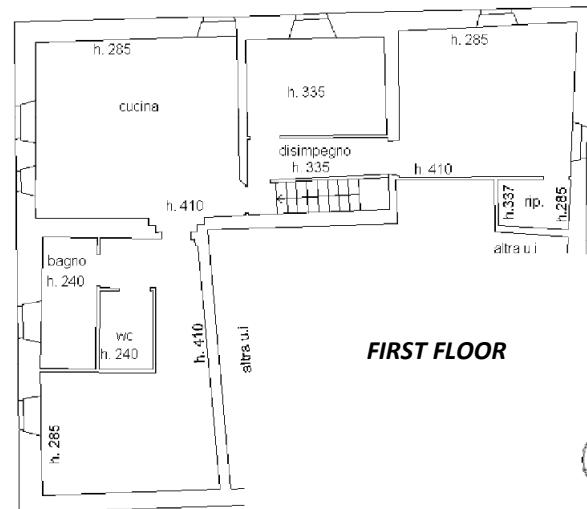


GROUND FLOOR

Plate 59, parcel 79, sub-parcel 502



GROUND FLOOR



FIRST FLOOR



NORD

GROUND FLOOR



FIRST FLOOR

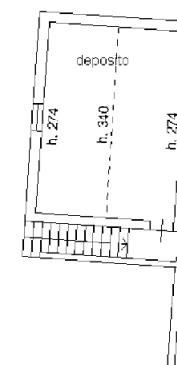


Plate 59, parcel 79, sub-parcel 503

3.5 Pulizzano farm - Buildings

CADASTRAL PLANS

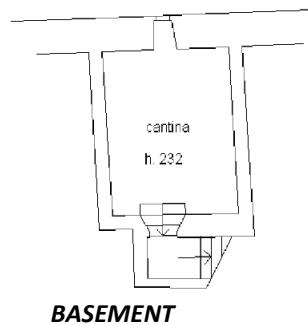
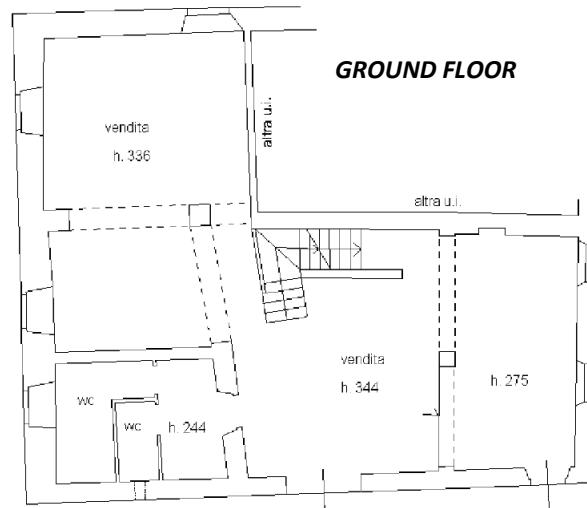
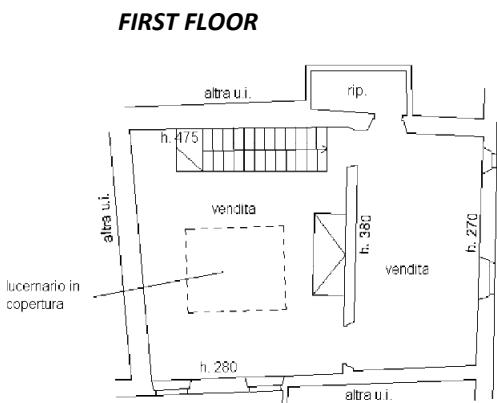
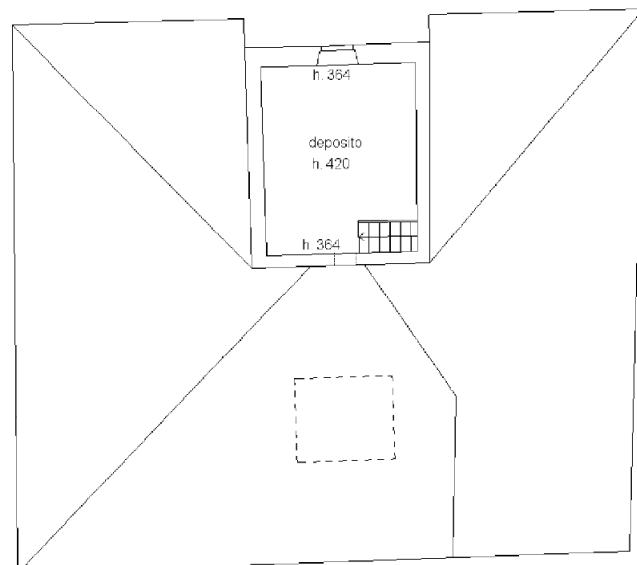


Plate 59, parcel 79, sub-parcel 501



SECOND FLOOR



3.5 Pulizzano farm – Agricultural land



	Area (m ²)
Arable	354,794
Woods	152,288
Olive orchards	106,067
Vineyard	-
Total	613,149

CADASTRAL DATA

Municipality of Bagno a Ripoli, Land Cadastre

Plate 59, parcels **103, 104, 106, 107, 288, 339, 371, 373, 386, 412, 394, 404, 406, 43, 44, 45, 46, 70, 71, 72, 73, 47, 48, 56, 57, 74, 75, 76, 77, 78, 98, 99, 61, 95 and 387.**

Plate 42, parcels **1015, 1018, 1035, 1139, 114, 1151, 1153, 1158, 1171, 1172, 119, 120, 121, 122, 124, 125, 1333, 1335, 1337, 1347, 1349, 1375, 138, 141, 1438, 1439, 145, 157, 164, 165, 169 and 170.**

3. Properties

3.6 Rucciano farm - Buildings



INVENTORY	
RUCCIANO	GFA/GEA (m²)
Basement	57
Ground floor	212
First floor	204
Cellar	23
Annex	27
Area (m²)	169,285
Total GFA above ground	513
Total GFA below ground	-



DESCRIPTION: The Rucciano farm was acquired by Ugo della Gherardesca in 1563 and constitutes one of the many farms that have historically been part of the Mondeffi estate.

The plan and prospects of the farmhouse have characteristics of special aesthetic and construction merits such as the open and blind arches, the dovecote tower with terracotta openwork, the cornice at the gutter line between the walls and roof that conceals the overhang and gives the building a special outline.

The ground floor of the main building has 5 rooms formerly used as animal shelters and storerooms, and the stairwell that leads to the first floor. Another one-story volume flanks the farmhouse, covered with a shed roof that extends beyond the plane of the façade with a loggia closed on two sides.

There are 6 rooms purposed for a dwelling on the first floor, distributed along a central hallway.

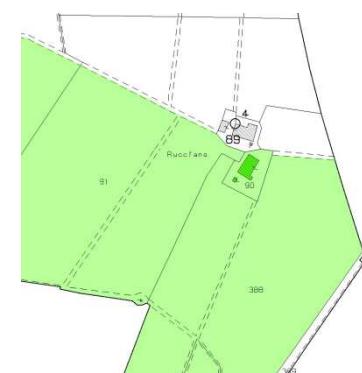
The farmhouse is surrounded by an ample, exclusive yard and is accompanied by a plot of agricultural land of almost 17 hectares.

CURRENT USE: Free

STATE OF REPAIR: bad

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] declared the building to be of cultural interest by Decree no. 34 of 22 January 2014 pursuant to article 10, clause 1 of Legislative Decree no. 42 of 22 January 2004, as modified and integrated, because it has the qualities of historical and artistic interest and is therefore subject to all of the protective measures contained in the Legislative Decree cited above.

URBAN REGISTRY: The buildings of the farm were built before 1 September 1967 and have not undergone successive modifications that would require submission of authorizations, concessions and/or declarations of starting works.



CADASTRAL DATA

Municipality of Bagno a Ripoli: Urban Cadastre

Plate 59, parcel 90, sub-parcel 500,
Category A/3

Plate 59, parcel 90, sub-parcel 501,
Category C/2

Land Cadastre

Plate 59, parcel 90, 1580 m²

3.6 Rucciano farm - Buildings

CADASTRAL PLANS

Plate 59, parcel 90, sub-parcel 500

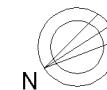
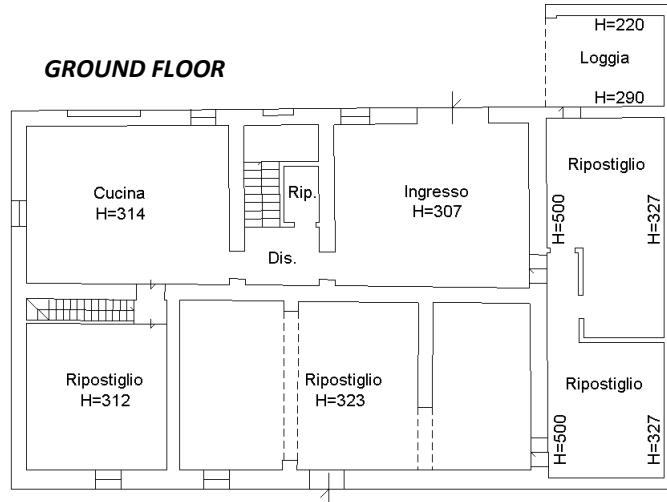
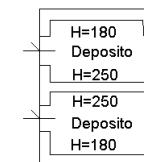
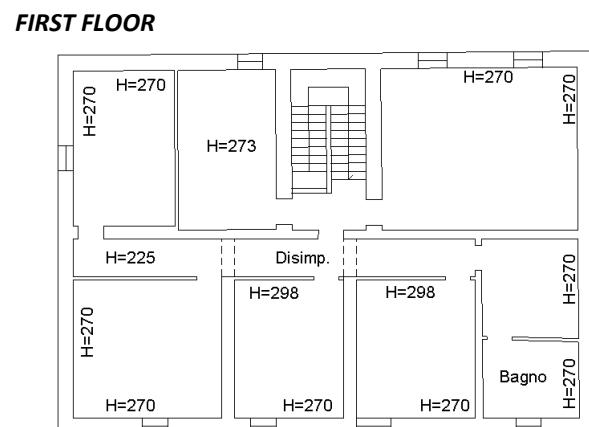
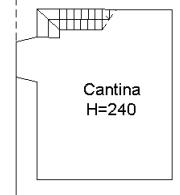


Plate 59, parcel 90, sub-parcel 501



BASEMENT



3.6 Rucciano farm – Agricultural land



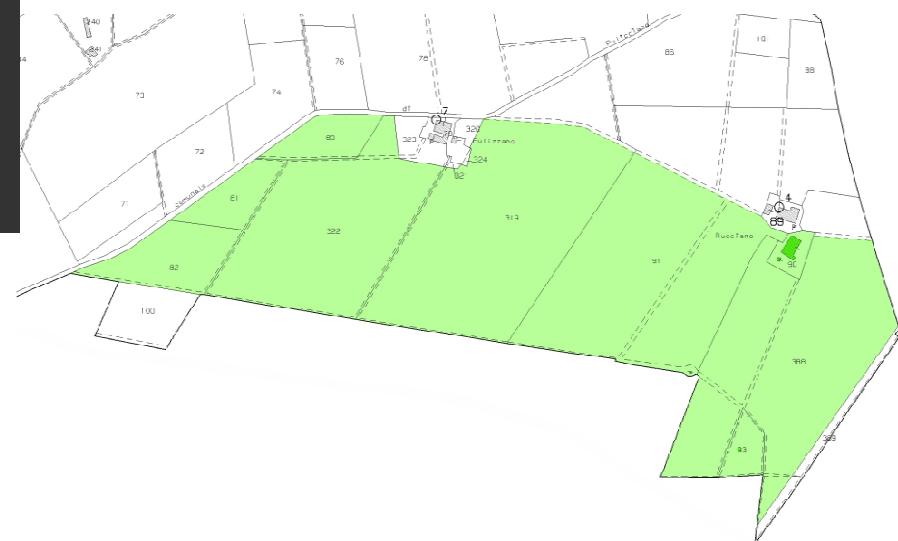
Rucciano farm

CADASTRAL DATA

Municipality of Bagno a Ripoli, Land Cadastre

Plate 59, parcels 319 part., 322, 388 part., 80, 81, 82, 91 part. and 93.

	Area (m ²)
Arable	-
Woods	-
Olive orchards	167,705
Vineyard	-
Total	167,705



3. Properties

3.7 Sollicciano farm - Buildings



INVENTORY	
	GFA/GEA (m²)
Ground floor - depositories	136
Ground floor - dwelling	113
Ground floor - woodshed	40
First floor - dwelling	252
Basement - cellar	25
Barn	72
 Area (m ²)	 87,635
Total GFA above ground	613
Total GFA below ground	25



DESCRIPTION: This rural building complex, with ancient origins, was restructured in the second half of the 1800s by Earl Ugolino della Gherardesca, and consists of the main dwelling, a barn and ample exclusive terrain.

The apartment in the farmhouse occupies two stories with the daytime rooms on the ground floor and the bedrooms on the first floor. On the east and north faces of the building there are respectively, a spacious loggia and a porch of service to the apartment. On the ground floor there are also service spaces and depositories in what were once animal shelters.

The building used as a barn is separate from the farmhouse and consists of a single rectangular space of approximately 65 m², with an internal height of more than 5 metres.

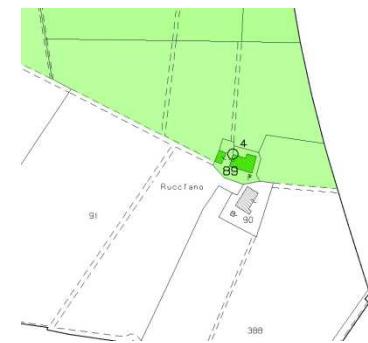
The buildings are typical of the zone with bearing walls of ordinary masonry of stone and solid bricks, floor structure of brick vaults or wood and terracotta elements, and gable roofs of Tuscan pan and flat tiles on a wooden framework.

CURRENT USE: Occupied w/o proprietor's consent by "Mondeggi bene comune".

STATE OF REPAIR: mediocre

RESTRICTIONS: MIBACT [the Ministry of Cultural Heritage] declared the building to be of cultural interest by Decree no. 35 of 22 January 2014 pursuant to article 10, clause 1 of Legislative Decree no. 42 of 22 January 2004, as modified and integrated, because it has the qualities of historical and artistic interest and is therefore subject to all of the protective measures contained in the Legislative Decree cited above.

URBAN REGISTRY: Certificate of conformity no. 17 of 27 April 2014 pursuant to article 140 of Tuscany Regional Law no. 1/2005 was submitted to the Office of Private Buildings of the Municipality of Bagno a Ripoli to rectify some differences between the on-site state of fact and the works that had been authorized.



CADASTRAL DATA

Municipality of Bagno a Ripoli: Urban Cadastre

Plate 59, parcel 89, sub-parcel 2,
Category A/4

Plate 59, parcel 89, sub-parcel 3,
Category C/2

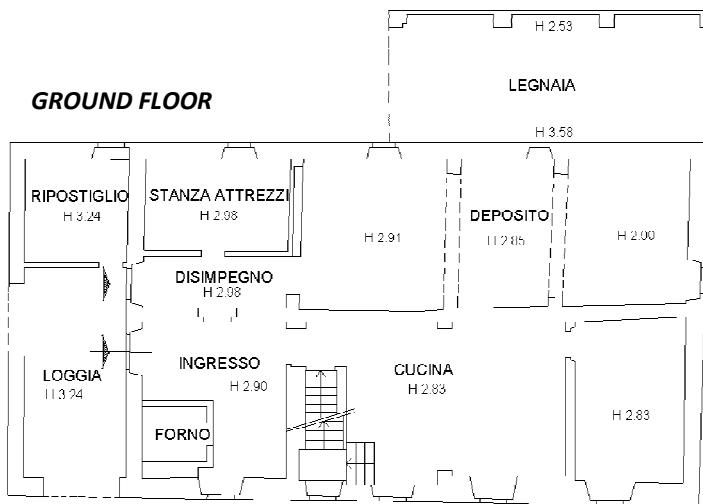
Land Cadastre

Plate 59, parcel 89, 1280 m²

3.7 Sollicciano farm - Buildings

CADASTRAL PLANS

Plate 59, parcel 89, sub-parcel 2



BASEMENT

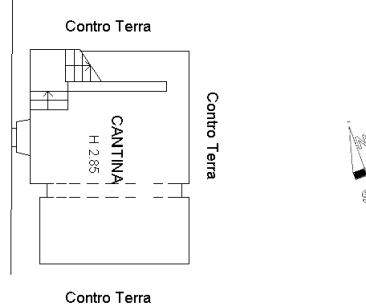
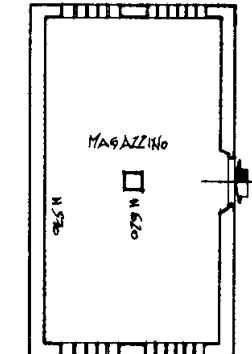
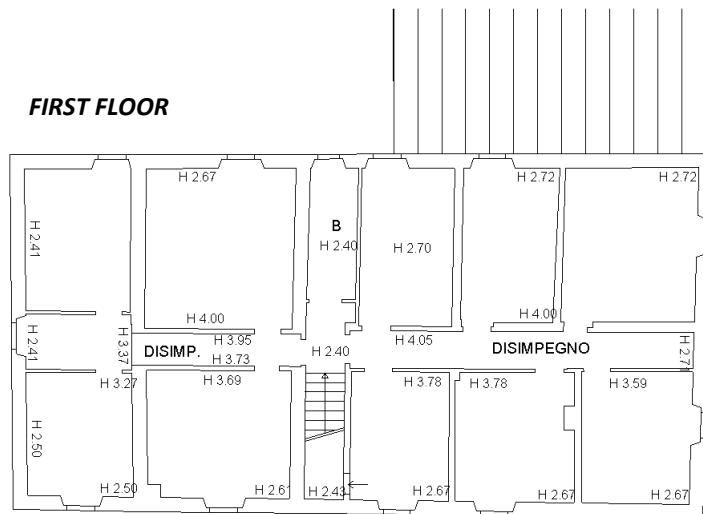


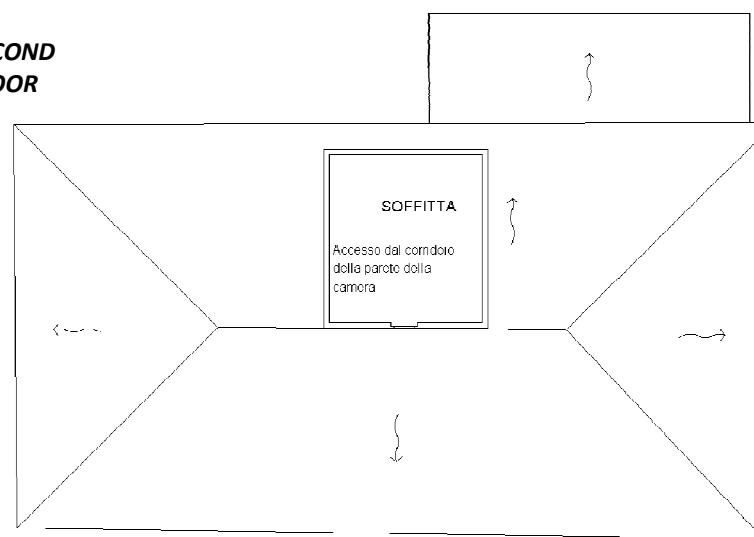
Plate 59, parcel 89, sub-parcel 3



FIRST FLOOR



SECOND FLOOR



Note: plans are not to scale

3.7 Sollicciano farm – Agricultural land



Sollicciano farm

CADASTRAL DATA

Municipality of Bagno a Ripoli, Land Cadastre

Plate 59, parcels 86, 87, 88, 101, 91 part., 388 part. and 319 part. Plate 61, parcels 53, 54 and 88.

Area (m²)

Arable	6,553
Olive orchards	25,050
Vineyard	54,752
Total	86,355

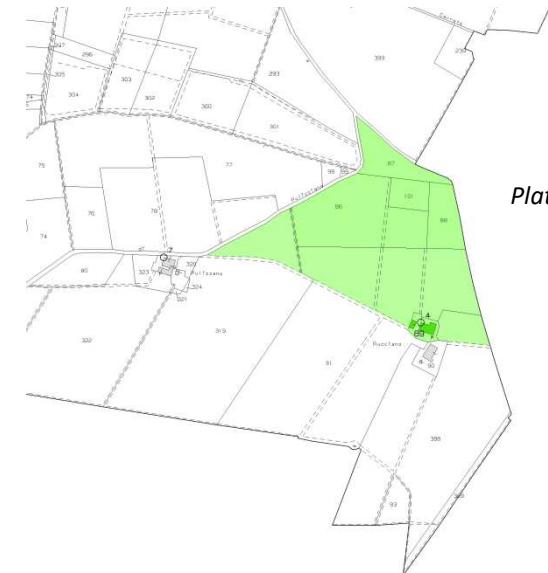


Plate 59



Plate 61

4. Urban and area planning

Regional provisions

Regional Law for Governing the Territory, no. 65 of 10 November 2014 (Tuscany Official Gazette no. 53, first part, of 12 November 2014)

Regional Law for Tourism, no. 42 of 23 March 2000 (the Tourism Act), modified by Regional Laws 14/2005, 65/2010 and 74/2012 (the Coordinated Provisions of Regional Laws 42/2000, 14/2005, 65/2010 and 74/2012).

Regional planning instruments

Territorial Development Plan [Piano di Indirizzo Territoriale (PIT)]: *Grassina restriction*

Restriction 240/2007, Ministerial Decree of 14 September 2007, "Locality of Grassina, Lappeggi and surrounding areas in the municipal territory of Bagno a Ripoli

Prescriptions:

- Protect the whole natural and artificial water network with special attention to protective vegetation;
- Conserve the areas of traditional agriculture - Conserve and recover remaining wooded areas;
- Protect the diffuse historical and architectural value and identity of the historic villas and their gardens, the manor houses, the system of farms and farm houses, rural dwelling clusters, religious buildings and complexes to maintain their historical and cultural integrity, visual perception and merit of identity;
- Guarantee that the interventions of material transformations do not compromise the structural elements of the landscape but contribute to qualification of the settlement system, guarantee architectural excellence and represent projects of landscape integration;
- Conserve and enhance the historical paths and roadways as elements of communication among the settlements, highlights of historical architecture and open territory;
- Protect and enhance the visual integrity and elevated cultural value of the agrarian landscape as an expression of the intimate relationship with the diffuse historical settlements of great excellence; Maintain the figurative division of the traditional agrarian mosaic;
- Protect and enhance the perceptive integrity of the scenarios that overlook the agrarian landscape, toward and from the diffuse heritage of buildings and complexes of historical and architectural value and identity (villas and gardens, farmhouses, rural settlements, and religious buildings and complexes).

Invariant elements of the Territorial coordination plan Province of Florence, article 11: Fragile areas of the open territory

Municipal planning instruments

Structural plan (Decision of the City Council, 21 April 2015): Capannuccia organic elementary territorial unit [*UTOE*], art. 67 - Important territorial services and structures – Sheet 4, *Villa Mondeggio: multifunctional structure for enhancement of the rural territory*

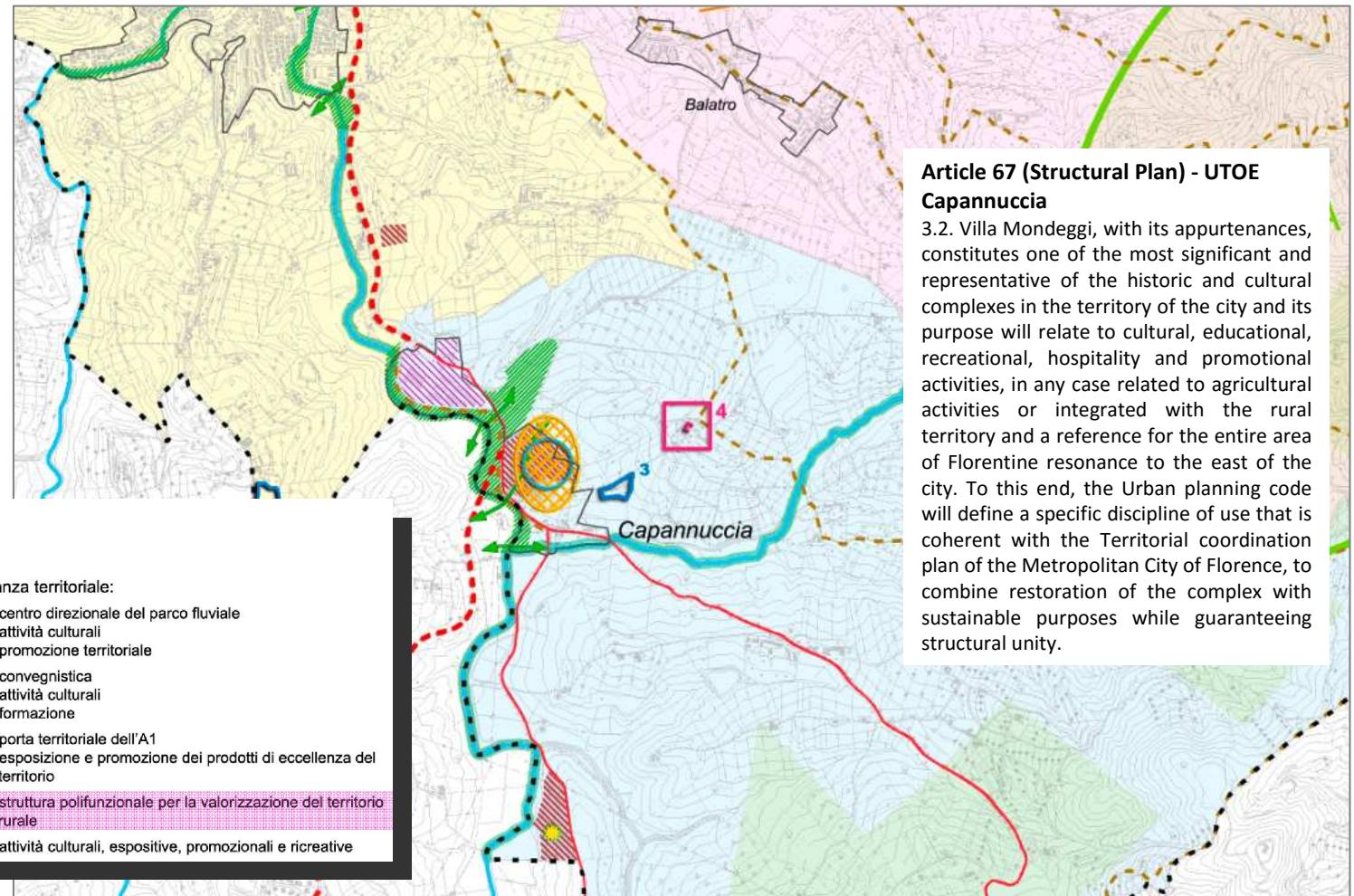
City urban planning code [RUC], Regional law no. 1 of 3 January 2005, art. 55 – Decision of the City Council no. 15 of 13 February 2014

City building code [RE]

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4. Urban and area planning



STRUCTURAL PLAN (Decision of the City Council no. 40 of 21 April 2015) – Strategies for long-term development of the territory

4. Urban and area planning

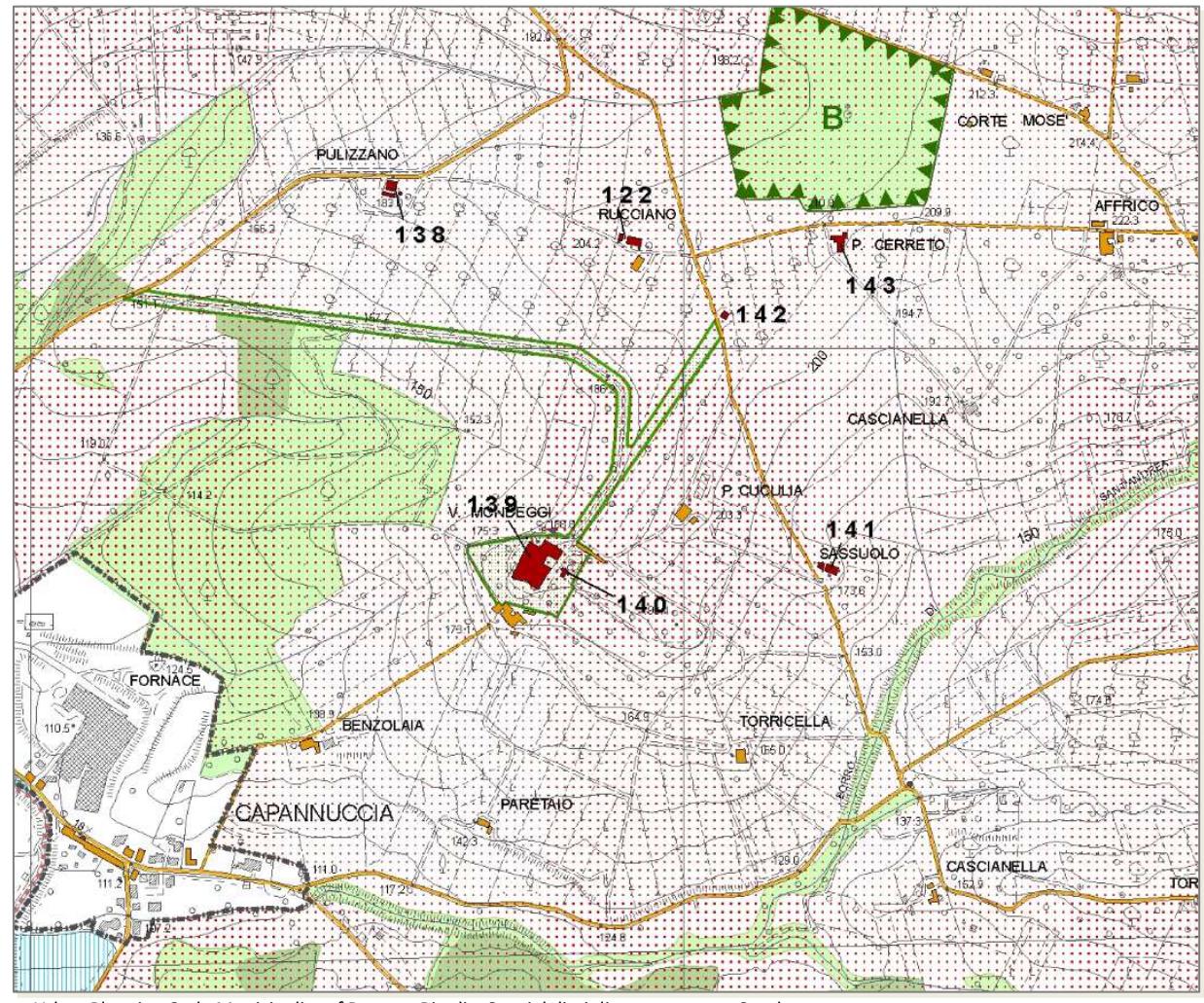
CITY URBAN PLANNING CODE

Risorse naturali e storico-culturali

- Reticolo idrografico superficiale - art. 23, punto 2
- Sorgenti, pozzi e punti di prelievo ad uso acquedottistico - art. 23, punto 3
- Sorgenti storiche - art. 23, punto 4
- Bacini di raccolta delle acque superficiali - art. 23, punto 5
- Boschi - art. 24** (Il perimetro dei boschi è rappresentato a puro titolo indicativo e ricognitivo) *
 - Boschi di conifere
 - Boschi di latifoglie
- Biotopi e geotopi - art. 25**
 - Biotopi
 - Geotopi
- Edifici di particolare valore architettonico, paesaggistico e/o storico-culturale - art. 26
- Edifici di valore architettonico, paesaggistico e/o storico-culturale - art. 27
- Viabilità storica minore - art. 28
- Componenti minori dell'identità storico-culturale - art. 29
- Verde ornamentale di impianto storico - art. 30

Area a disciplina speciale

- Siti contaminati - art. 31
- Aree sensibili di fondovalle - art. 32
- Ambiti di reperimento delle aree naturali protette di interesse locale - art. 33**
 - Aree della dorsale orientale
 - Aree rivierasche dell'Arno
 - Aree della bassa e media collina
 - Corridoio di Sorgane
- Aree di protezione storico-ambientale - art. 34
- Aree fragili del territorio rurale - art. 35
- Ambito urbano
- Confine comunale



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4. Urban and area planning

Urban planning code of the Municipality of Bagno a Ripoli, approved by Decision of the City Council no. 15 of 13

February 2014

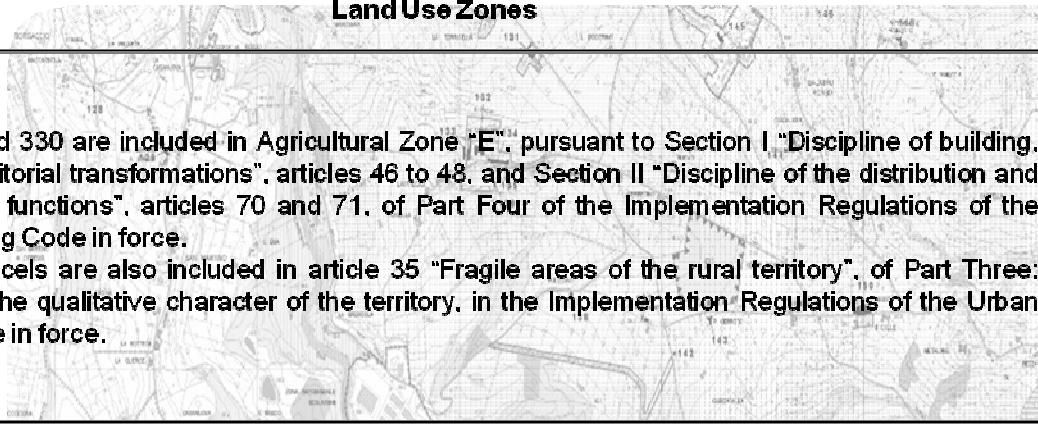
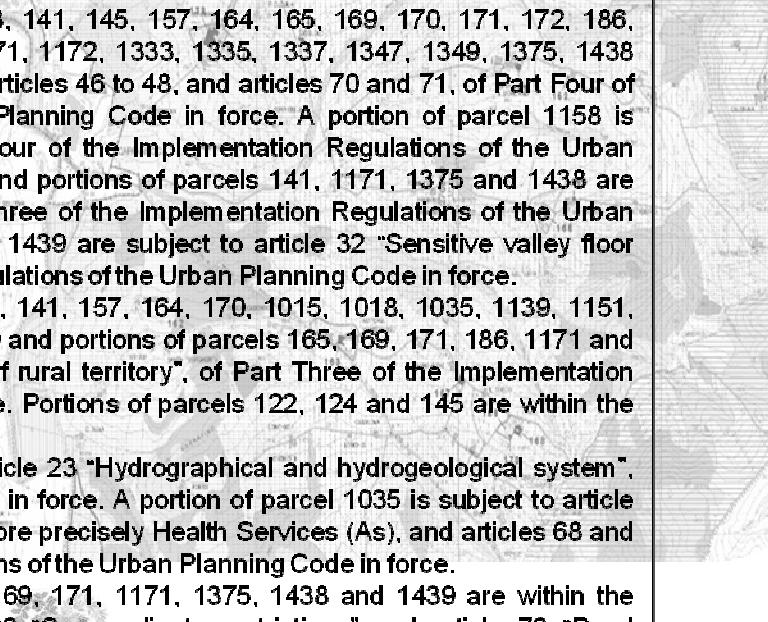
LAND USE ZONES

Plate	Parcels	Land Use Zones	Applicable Restrictions
59	79-320-321-323-324-389	<p>Parcels 79, 320, 321, 323, 324 and 389 are included in Agricultural Zone "E", pursuant to Section I "Discipline of building, urban and territorial transformations", articles 46 to 48, and Section II "Discipline of the distribution and localization of functions", articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>The same parcels are also included in article 35 "Fragile areas of the rural territory", of Part Three: Protection of the qualitative character of the territory, in the Implementation Regulations of the Urban Planning Code in force.</p> <p>A portion of parcel 389 is subject to article 30 "Historic ornamental plantings", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 79, 320 and 321 are within the roadside clear zone as disciplined in article 76 "Road Network" of Part Five of the Implementation Regulations of the Urban Planning Code in force.</p>	<ul style="list-style-type: none"> - Construction in seismic zones, Law 64/1974. - Roadside clear zone pursuant to Ministerial Decree of 1 April 1968 and Presidential Decree 285/92 (New Highway Code as modified and integrated).
60	38-39-40-42-43-44-45-46-48-49-174-495-496-498-500-502-503	<p>Parcels 38, 39, 40, 42, 43, 44, 45, 174, 496 and portions of parcels 46, 49, 495 and 503 are included in article 43 "Historic and cultural complexes of territorial importance" of Chapter I "Areas for specialistic uses", Section I "Discipline of building, urban and territorial transformations", and in articles 68 and 69 of Section II "Discipline of the distribution and localization of functions" in the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 48, 498, 500, 502 and portions of parcels 46, 49, 495 and 503 are included in Agricultural Zone "E", pursuant to Section I "Discipline of building, urban and territorial transformations", articles 46 to 48, and Section II "Discipline of the distribution and localization of functions", articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>The same parcels are also included in article 35 "Fragile areas of the rural territory", of Part Three: Protection of the qualitative character of the territory, in the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 42, 498, 500 and portions of parcels 44, 45, 46, 49 and 502 are subject to article 30 "Historic ornamental plantings", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p>	<ul style="list-style-type: none"> - Construction in seismic zones, Law 64/1974. - Cultural Heritage and Landscape Code, Part Three: Landscape Assets, article 142 "Areas protected by law", clause 1, letter g (forests and wooded areas).

continued on the next page

4. Urban and area planning

URBAN PLANNING CODE of the Municipality of Bagno a Ripoli, approved by Decision of the City Council no. 15 of 13 February 2014

LAND Plate	USE ZONES Parcels	Land Use Zones	Applicable Restrictions
61	56 and 330	 <p>Parcels 56 and 330 are included in Agricultural Zone "E", pursuant to Section I "Discipline of building, urban and territorial transformations", articles 46 to 48, and Section II "Discipline of the distribution and localization of functions", articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>The same parcels are also included in article 35 "Fragile areas of the rural territory", of Part Three: Protection of the qualitative character of the territory, in the Implementation Regulations of the Urban Planning Code in force.</p>	<ul style="list-style-type: none"> - Construction in seismic zones, Law 64/1974. - Hydrogeological restriction pursuant to Royal Decree Law no. 3267 of 30 December 1923 and Regional Law 39/2000 as amended and integrated.
42	114-119-120-121-122-124-125-138-141-145-157-164-165-169-170-171-172-186-1015-1018-1035-1139-1151-1153-1158-1171-1172-1333-1335-1337-1347-1349-1375-1438 and 1439	 <p>Parcels 114, 119, 120, 121, 122, 124, 125, 138, 141, 145, 157, 164, 165, 169, 170, 171, 172, 186, 1015, 1018, 1035, 1139, 1151, 1153, 1158, 1171, 1172, 1333, 1335, 1337, 1347, 1349, 1375, 1438 and 1439 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force. A portion of parcel 1158 is subject to article 49 "Rural clusters", of Part Four of the Implementation Regulations of the Urban Planning Code in force. Parcels 145 and 186, and portions of parcels 141, 1171, 1375 and 1438 are subject to article 24 "Wooded areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force. Parcels 145, 1438 and 1439 are subject to article 32 "Sensitive valley floor areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 114, 119, 120, 121, 122, 124, 125, 138, 141, 157, 164, 170, 1015, 1018, 1035, 1139, 1151, 1153, 1158, 1172, 1333, 1335, 1337, 1347, 1349 and portions of parcels 165, 169, 171, 186, 1171 and 1375 are included in article 35 "Fragile areas of rural territory", of Part Three of the Implementation Regulations of the Urban Planning Code in force. Portions of parcels 122, 124 and 145 are within the 10 metre lateral clear zone of the hydrographical surface network regulated by article 23 "Hydrographical and hydrogeological system", of Part Three of the Implementation Regulations in force. A portion of parcel 1035 is subject to article 39 "Areas for public services of local interest", more precisely Health Services (As), and articles 68 and 69, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcel 172 and portions of parcels 145, 165, 169, 171, 1171, 1375, 1438 and 1439 are within the roadside clear zone as disciplined in article 36 "Superordinate restrictions" and article 76 "Road Network", of Part Five of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Portions of parcels 145 and 1438 are within the cemetery lateral clear zone disciplined by article 36 "Superordinate restrictions", of Part Three of the Implementation Regulations of the Urban Planning</p>	

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4. Urban and area planning

URBAN PLANNING CODE of the Municipality of Bagno a Ripoli, approved by Decision of the City Council no. 15 of 13

February 2014

LAND USE ZONES

Plate	Parcels	Land Use Zones	Applicable Restrictions
51	9 - 18 - 54	<p>Parcels 9, 18 and 54 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force. All the same parcels are subject to article 24 "Wooded areas" of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>All the same parcels are subject to article 33 "Ambits for selection of protected natural areas of local interest", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p>	
59	43-44-45- 46-47-48- 56-57-61- 74-75-76- 77-78-80- 81-82-86- 87-88-91- 93-95- 98-99-100- 101-103- 104-106- 107-288- 319-322- 339-371- 373-386- 388-394- 404-406- 412	<p>Parcels 43, 44, 45, 46, 47, 48, 56, 57, 61, 74, 75, 76, 77, 78, 80, 81, 82, 86, 87, 88, 91, 93, 95, 98, 99, 100, 101, 103, 104, 106, 107, 288, 319, 322, 339, 371, 373, 386, 388, 394, 404, 406 and 412 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force. Portions of parcels 404 and 339 are subject to article 49 "Rural clusters", of Part Four of the Implementation Regulations of the Urban Planning Code in force. Portions of parcels 44, 45, 46, 86, 87, 88 and 101 are within the 10 metre lateral clear zone of the hydrographical surface network regulated by article 23 "Hydrographical and hydrogeological system", of Part Three of the Implementation Regulations in force.</p> <p>Portions of parcels 46 and 100 are subject to article 24 "Wooded areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 82, 91, 93, 100, 322 and 388 are subject to article 30 "Historic ornamental plantings", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 43, 44, 45, 46, 47, 48, 56, 57, 61, 95, 104, 107, 288, 371, 373, 386, 104, 406, 412 and a portion of parcel 103 are subject to article 35 "Fragile areas of the rural territory", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p>	<p>Parcel 404 and portions of parcels 103 and 406 are within the roadside clear zone as disciplined in article 36 "Superordinate restrictions" and article 76 "Road Network", of Part Five of the Implementation Regulations of the Urban Planning Code in force.</p>

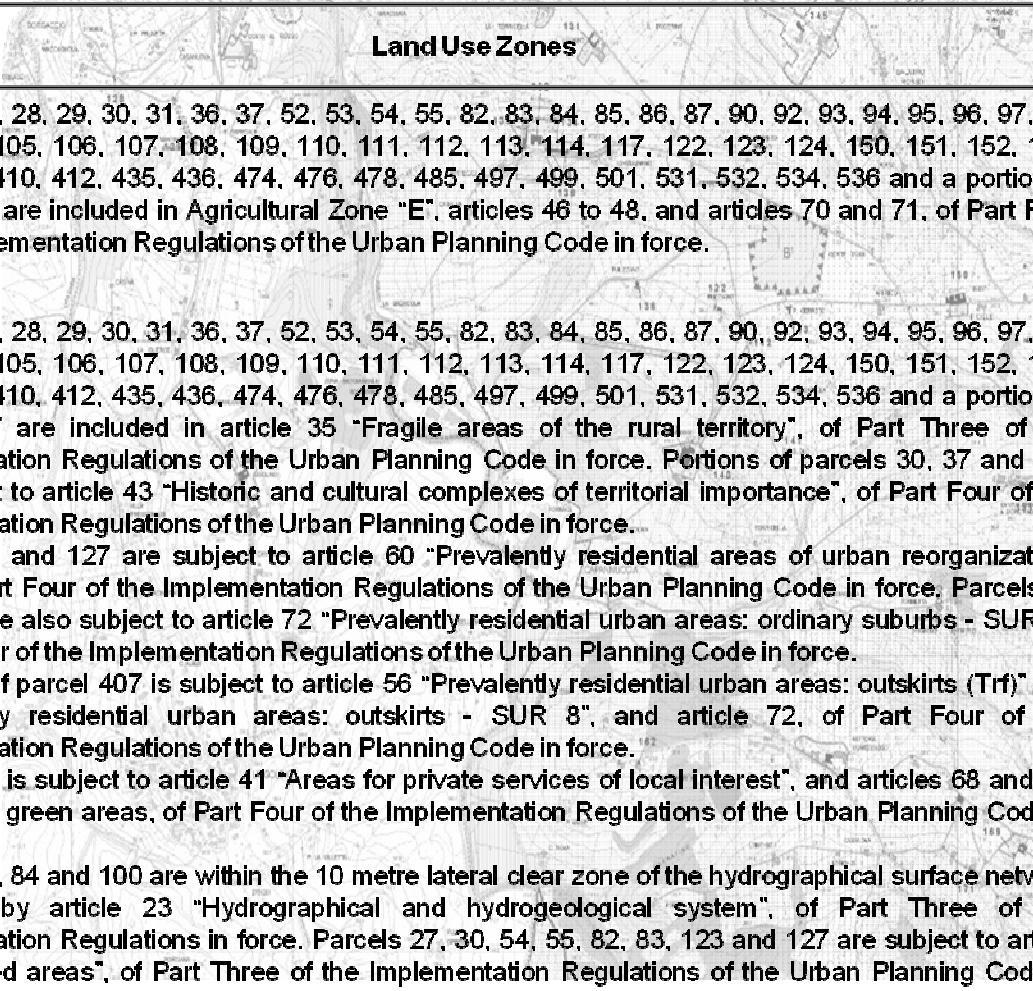
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4. Urban and area planning

URBAN PLANNING CODE of the Municipality of Bagno a Ripoli, approved by Decision of the City Council no. 15 of 13

February 2014

LAND USE ZONES

Plate	Parcels	Land Use Zones	Applicable Restrictions
60	<p>27-28-29- 30-31-36- 37-52-53- 54-55-80- 82-83-84- 85-86-87- 90-92-93- 94-95- 96-97-99- 100-102- 105-106- 107-108- 109-110- 111-112- 113-114- 117-122- 123-124- 127-150- 151-152- 153-193- 194-407- 410-412- 435-436- 474-476- 478-485- 488-497- 499-501- 531-532- 534-536</p> <p>Parcels 27, 28, 29, 30, 31, 36, 37, 52, 53, 54, 55, 82, 83, 84, 85, 86, 87, 90, 92, 93, 94, 95, 96, 97, 99, 100, 102, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 122, 123, 124, 150, 151, 152, 153, 193, 194, 410, 412, 435, 436, 474, 476, 478, 485, 497, 499, 501, 531, 532, 534, 536 and a portion of parcel 407 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 27, 28, 29, 30, 31, 36, 37, 52, 53, 54, 55, 82, 83, 84, 85, 86, 87, 90, 92, 93, 94, 95, 96, 97, 99, 100, 102, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 122, 123, 124, 150, 151, 152, 153, 193, 194, 410, 412, 435, 436, 474, 476, 478, 485, 497, 499, 501, 531, 532, 534, 536 and a portion of parcel 407 are included in article 35 "Fragile areas of the rural territory", of Part Three of the Implementation Regulations of the Urban Planning Code in force. Portions of parcels 30, 37 and 501 are subject to article 43 "Historic and cultural complexes of territorial importance", of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 80 and 127 are subject to article 60 "Prevalently residential areas of urban reorganization" (Rr), of Part Four of the Implementation Regulations of the Urban Planning Code in force. Parcels 80 and 127 are also subject to article 72 "Prevalently residential urban areas: ordinary suburbs - SUR 7", of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>A portion of parcel 407 is subject to article 56 "Prevalently residential urban areas: outskirts (Trf)" and "Prevalently residential urban areas: outskirts - SUR 8", and article 72, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcel 488 is subject to article 41 "Areas for private services of local interest", and articles 68 and 69, specifically green areas, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 83, 84 and 100 are within the 10 metre lateral clear zone of the hydrographical surface network regulated by article 23 "Hydrographical and hydrogeological system", of Part Three of the Implementation Regulations in force. Parcels 27, 30, 54, 55, 82, 83, 123 and 127 are subject to article 24 "Wooded areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 87, 93, 123 and 407 are subject to article 28 "Secondary historic paths and roadways", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Portions of parcels 30, 497, 499 and 501 are subject to article 30 "Historic ornamental plantings", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p>	 <p>Portions of parcels 100, 108, 109, 113, 114, 122, 123, 194 and 532 are within the roadside clear zone as disciplined in article 36 "Superordinate restrictions" and article 76 "Road Network", of Part Five of the Implementation Regulations of the Urban Planning Code in force.</p>	

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4. Urban and area planning

URBAN PLANNING CODE of the Municipality of Bagno a Ripoli, approved by Decision of the City Council no. 15 of 13

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LAND USE ZONES			
Plate	Parcels	Land Use Zones	Applicable Restrictions
61	53-54-58- 59-60-62- 63-64-88- 90-301- 302-321- 322-329	<p>Parcels 53, 54, 58, 59, 60, 62, 63, 64, 88, 90, 301, 302, 321, 322 and 329 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Portions of parcels 53, 54, 62, 63, 64 and 88 are subject to article 24 "Wooded areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Parcels 53, 54 and 88 are subject to article 25 "Biотopes and geotopes", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>All the same parcels are subject to article 35 "Fragile areas of the rural territory", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>A portion of parcel 60 is subject to article 39 "Areas for public services of local interest", more precisely Health Services (As), and articles 68 and 69, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p>	<p>Portions of parcels 53, 62, 63 and 64 are within the 10 metre lateral clear zone of the hydrographical surface network regulated by article 23 "Hydrographical and hydrogeological system", of Part Three of the Implementation Regulations in force.</p>
67	1-2-3-4-5-6- 7-8-9-54- 131-513	<p>Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 54, 131 and 513 are included in Agricultural Zone "E", articles 46 to 48, and articles 70 and 71, of Part Four of the Implementation Regulations of the Urban Planning Code in force.</p> <p>Portions of parcels 1, 2, 4, 5, 8, 9 and 513 are within the 10 metre lateral clear zone of the hydrographical surface network regulated by article 23 "Hydrographical and hydrogeological system", of Part Three of the Implementation Regulations in force.</p> <p>Parcels 4, 5 and portions of parcels 1, 2, 3, 6, 7, 8, 9, 54, 131 and 513 are included in article 24 "Wooded areas", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p> <p>All the same parcels are subject to article 35 "Fragile areas of the rural territory", of Part Three of the Implementation Regulations of the Urban Planning Code in force.</p>	<p>Parcels 1, 9 and portions of parcels 2, 3, 4, 6, 7, 8 and 131 are within the roadside clear zone as disciplined in article 36 "Superordinate restrictions" and article 76 "Road network", of Part Five of the Implementation Regulations of the Urban Planning Code in force.</p>

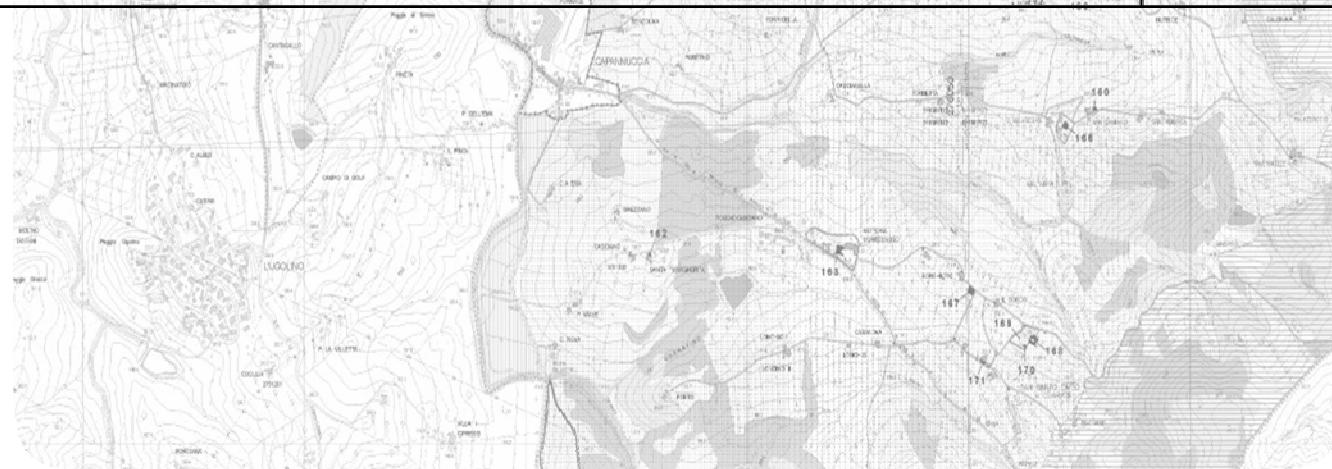
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4. Urban and area planning

URBAN PLANNING CODE of the Municipality of Figline and Incisa Valdarno, approved by Decision of the City Council no. 2 of 14 January 2011 as amended and integrated.

LAND USE ZONES

LAND USE ZONES		Land Use Zones	Applicable Restrictions
Plate	Parcels		
1	42-46-49-53	Homogeneous zone "E" – subzone EB/EB*: Wooded areas zone (article 55, Implementation Regulations of the Urban Planning Code in force [NTA]) Areas subject to special provisions for mountainous, disadvantaged and economically weak zones (article 57, NTA)	
2	15	Homogeneous zone "E" – subzone EB/EB*: Wooded areas zone (article 55, NTA) Areas subject to special provisions for mountainous, disadvantaged and economically weak zones (article 57, NTA)	
3	65	A portion in Area for public spaces – municipal roads and farm tracks (article 10, NTA); a portion in Homogeneous zone "E" – subzone EB/EB*: Wooded areas zone (article 55, NTA)	
7	7	A portion in Homogeneous zone "E" – subzone E2: agricultural production zone (article 52, NTA); a portion in Homogeneous zone "E" – subzone EB/EB*: Wooded areas zone (article 55, NTA) Areas subject to special provisions for mountainous, disadvantaged and economically weak zones (article 57, NTA)	



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5. Technical sheet

Systems

Water network

All the buildings inside the Mondeggi estate are supplied by a single water distribution network connected to the municipal waterworks at a single meter point situated in Via di Cerreto. Beyond the meter, a water main of reduced diameter crosses third party private lands and enters the local roads to reach the buildings listed below:

- Cerreto (property of Società Agricola Mondeggi Lapeggi srl, winding up);
- Sollicciano (property of Società Agricola Mondeggi Lapeggi srl, winding up, occupied);
- Rucciano (property of Società Agricola Mondeggi Lapeggi srl, winding up);
- Pulizzano (property of the Metropolitan City of Florence);
- Casa Sassuolo (property of the Metropolitan City of Florence, concession of use granted);
- Cuculia complex (property of Società Agricola Mondeggi Lapeggi srl, winding up, occupied);
- Villa di Mondeggi (property of the Metropolitan City of Florence);
- Gardener's house and changing rooms (property of the Metropolitan City of Florence);
- Borghetto Conte Ranieri (property of Società Agricola Mondeggi Lapeggi srl, winding up, occupied);
- Benzolaia (private real estate unit).

It is therefore a private water distribution network serving multiple properties with different proprietors.

Many of the above mentioned buildings are equipped with meters to measure consumption but there is no agreement stipulated by the users to define their reciprocal relationships and their shares for dividing total consumption (as measured by the single meter situated in Via di Cerreto) and any expenses for repairing the water pipes.

The water network branches out in many points to reach the buildings listed above, following the existing roads, but as a result of the changes implemented over the years, it is not possible to know the exact position of the tubes and their water capacity (cross-sections), the existing branches or to verify the presence of any leaks. An accurate mapping of the water network can be traced on-site and may require excavations.

There is no evidence that the buildings are connected to the municipal sewage network.



5. Technical sheet

Systems

Properties	Electric power network	Gas network	Telephone lines	Rainwater runoff	Mechanical lifts	Safety measures	Notes
Cerreto	Present	Absent	Present	Absent	Absent	Absent	Part of the building is in ruins and systems are out of order
Rucciano	Present	Absent	Present	Absent	Absent	Absent	Part of the building is in ruins and systems are out of order
Sollicciano	Present	Absent	Present	Absent	Absent	Absent	The building has been empty for years and the systems are not up to standards. The heating system was fuelled by an LPG tank.
Pulizzano	Present	Absent	Present	Absent	Absent	Absent	The building consists of multiple real estate units, some of which are still unfinished and without systems. One apartment has been empty for years and the electrical system is not up to standards. The heating system was fuelled by an LPG tank.
Cuculia	Present	Absent	Present	Absent	Absent	Absent	The building consists of multiple real estate units, some of which are still unfinished and without systems. One apartment has been empty for years and the electrical system is not up to standards. The heating system was fuelled by an LPG tank.
Villa Mondeggia	Present	Absent	Present	Absent	Absent	Absent	The Villa has been empty for years and the electrical system is not up to standards. The heating system was fuelled by a diesel oil-fired boiler.
Gardener's house and changing rooms	Present	Absent	Present	Absent	Absent	Absent	The electrical system is functional but not up to standards. The heating systems were fuelled by an LPG tank.
Borghetto Conte Ranieri	Present	Absent	Present	Absent	Absent	Absent	The building consists of multiple real estate units, some of which are in ruins and without systems. A few have functional electrical systems, but they are not up to standards. The heating systems were fuelled by an LPG tank.