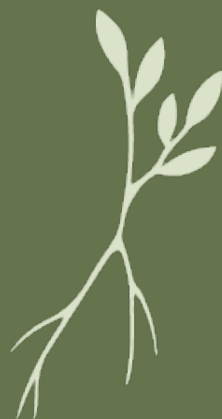


FORCI



TENUTA

DAL 1455

LUCCA · TUSCANY





THE FORCI ESTATE

Villa di Forci is the majestic heart of Tenuta di Forci, nestled in the hills overlooking the city of Lucca, the Ligurian sea and the Apennines.

Built in the 14th century, it was initially conceived as a hunting lodge by the Buonvisi family. A century later it was expanded by the family into a splendid farming estate.

In the following centuries, the villa and the estate gradually reached the apogee of their splendor with the addition to the villa of the magnificent loggia by architect Vincenzo Civitali, a catching feature to be seen from afar till this day.

The farming and hunting estate covers approximately 360 ha of land and includes woodlands, vineyards, fruit trees, vegetable gardens, and vast olive groves.

The stepped terrain is like a natural amphitheater, offering breathtaking views of the unspoiled countryside and the Ligurian Sea.

The Estate is located in Pieve Santo Stefano in Tuscany, on the hills above the historic city centre of Lucca, a favored location.

Properties for sale in this area are very sought after and rare to find.

An estate of this size that perfectly combines the feeling of open countryside, where time stood still, with accessibility to all local services and cultural activities, is truly unique.









THE TUSCAN FARMHOUSES

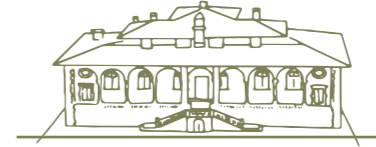
Eleven farmhouses within the estate, each one differing in size and each with its individual characteristics, will be offered for sale.

Each property will be sold with several hectares of farm land and comes with an approved renovation project following specific eco-sustainability requirements.

The task has been entrusted to several well-known local architect studios in collaboration with the London-based architect practice Michaelis Boyd.

The Forci team of property development professionals will guide the new owners of each of the estate's properties through the whole renovation process, making it a "care-free" project.

The new owner will be given the opportunity to personalise the property, whilst observing the requirements of the local authorities and the Forci sustainability concept.



SEGALATO AND SORGENTE





SEGALATO AND SORGENTE

Segalato is a former hunting lodge and Sorgente the neighbouring farmhouse.

Segalato will provide a spacious living area with a kitchen, five double bedrooms, and eight bathrooms with a total of 650 sq m of surface area.

Sorgente, once renovated, will comprise a living area, a kitchen, four double bedrooms, and five bathrooms within a total of 560 sq m of surface area.

The buildings are surrounded by approximately 4 ha of land with a swimming pool and vast panoramic views.





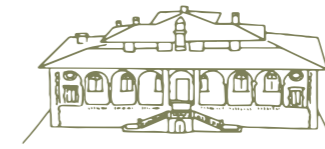




Segelabo '20
Scale 1:0
© Kayatree Permaculture



KAYATREE
PERMACULTURE



PALAZZINA





PALAZZINA

Palazzina is a single historic farmhouse surrounded by approximately 1 ha of land, a swimming pool and panoramic views.

Once renovated the 380 sq m surface area will consist of a living area, a kitchen, four double bedrooms, and five bathrooms.











THE ESTATE

Villa di Forci, the heart of the estate, is surrounded by a farm, a large courtyard with additional buildings and two hamlets on the western crest of the estate where accommodations will be developed for rent and retreats.

The farm will include a farm to table restaurant, a farm shop, an art space, a church for concerts and special ceremonies and more.

There are plans for a holistic healing sanctuary, programmed to mirror the regenerative principles and practices of the land. Following the philosophy of transformation, mind and body healing, healthful nutrition and new consciousness - from “soil to cell”.

The activities will be housed within several re-purposed historic farm buildings and renovated farmhouses near the Villa.



THE FARMING ESTATE

For centuries the Forci Estate has been strongly characterised by its agricultural imprint, a feature that the current owners are further developing.

This will include biodynamic vineyards, organic olive groves, permaculture design and regenerative agriculture.

The philosophy behind the project is to bring new life to the farming estate through sustainability and circular economy concepts.

These key themes are very close to the family, who are personally involved in the project on several generational levels.



VINEYARDS AND OLIVE GROVES

For centuries, wine and olive oil have been the pillars of the Forci farming estate. The main focus of the Forci philosophy is to enrich the soil in order to get the best outcome for all the estate's regenerative agricultural activities. More than 4000 olive trees spread out over the Forci estate will produce the highest quality biological olive oil and olives.

The 7 ha of vineyards will be slowly increased, and treated according to the principles and practices of bio-dynamic viticulture until the right balance has been found, starting with the artisanal production of red wine and introducing new white wines in the future.

With our talented and passionate team of biodynamic viticulturists and experienced winemakers the estate aims to create a new generation of delicious, innovative and carefully crafted wines.



REGENERATIVE AGRICULTURE

By following the principles of regenerative agriculture and “re-booting” the Forci farm in a smart way based on permaculture design, the family aims to create and maintain a self-sustaining ecosystem with as little human interference as possible. Biodynamic wine, biological olive oil, new antique fruit orchards, “food forests” designed on the basis of permaculture, and slowly introducing free range farm animals will support the family’s effort to find the right balance in order to give back more to nature.



THE ESTATE AMENITIES

- A “farm-to-table” Tuscan dining concept, focusing on healthy farm and forest products and locally sourced ingredients.
- A farm shop that will offer farm produce and products, including locally sourced products (“friends & family” pricing available to owners).
- Art Space - Inspirational space in a restored farm building will feature thought-provoking art focusing on the concepts of regenerative living and the power of nature (invitation to owners for exhibit opening nights/events).
- Forci Music. Events and concerts featuring young and creative artists in inspiring locations on the estate.
- Annual Forci Wine Harvest.
- Biking Experiences - Easy biking around the hills of Lucca or the option to ride on the more challenging off-road tracks with mountain bikes.
- Forest Hiking (shinrin yoku). Re-energise during charming walks through ancient forest paths.
- The planned Al Basso Pond will be at the bottom of the Forci valley.

It is a hidden pond and forest house which attracts a variety of wildlife and offers a feeling of total peace while immersed in nature.

It is perfect for retreats & events and available for rent to owners (to be confirmed and subject to planning permission).
- Foraging is available with a guided exploration of wildflowers, herbs, and vegetables growing in the wild to use for both cooking and healing.
- The game reserve of Forci is one of the only two private hunting reserves in the Province of Lucca (“Azienda Faunistico Venatoria”) and will apply eco-sustainable hunting principles to ensure a balanced wildlife and biodiversity.
- Historic kitchen garden and orchards: owners and members of Tenuta di Forci will have special access to the villa’s historic regenerated vegetable and herb gardens and orchards with antique fruit varieties. All of these are organically farmed on the principles of permaculture design.
- Yoga/meditation/breathwork. An essential part of experiencing the Forci Estate is raising personal awareness. Indoor and outdoor yoga, meditation and breathwork classes will be offered at special rates to owners and members of Forci.
- Nature Retreats which will guide people back to their true nature, raising their consciousness through a holistic, no-nonsense approach and tailored programs with highly trained teachers and guides in a stunning “off-grid” location on the Forci Estate.

MANAGEMENT SERVICES

In addition to the guidance & assistance provided throughout the renovation phase, the Forci Estate Management team will also offer property management services which will include the following:

- Greeting service on arrival at the property
- Concierge service
- Pre-arrival services (shopping, stocking of fridge, fully prepared house)
- Management of Italian administrative and fiscal property issues
- Coordination of contractors for regularly programmed maintenance and repair services (house and technical systems, pool system)
- Coordination of contractors for housekeeping services and pool cleaning (pre-arrival, once per week during the stay, post-departure)
- Coordination of regular maintenance of the farmland by a farm contractor (planting, mowing, harvesting, tree/bush pruning, soil treatment, plant treatment, etc.)
- Delivery of “private label” wine and olive oil from Forci Estate vineyards and olive groves (quantities to be agreed upon, based on harvest results)
- A special “friends & family” price for Forci Estate wine, oil, and farm products where the purchase is reserved for “Forci Poderi” owners
- Security service at Forci Estate (extending to the outside of private property gates)
- Management and coordination of additional services when requested
- The basic management services will cost between €24,000 and €36,000 per year, depending on the property’s size and surrounding area

ADDITIONAL SERVICES

In addition to the basic management services, the Forci team will offer supplementary services where quotations will be agreed case by case. These include:

- Daily housekeeping services
- Chef and service staff for special events or for the duration of your stay at the property
- House rental services (leading to reduction of annual management fees)
- Gardening (herb and flower garden around the house)
- Wine & Olive oil tastings at the Forci Estate
- Coordination of the production of the estate’s fruit into preserves, chutneys, spreads, olives in jars, etc., with the farm team
- Cooking classes (in-house or at the Forci Estate kitchen)
- In-house wellness treatments (massages, aromatherapy, skincare, etc.)
- In-house Yoga, Pilates, Breath and Fitness classes
- Guided walks on Forci Estate nature trails
- E-bike/mountain bike rentals
- Forci Estate guided Art Tour (sculpture garden and art space)
- Rental of Forci Estate or off-site event locations / private dining
- Private security service (extended to the exterior of the house and the private property’s surrounding area)



Not to scale. For identification purposes only.

LOCATION

The Forci Estate is located in Tuscany, north-west of the historic centre of Lucca, in the area of Pieve Santo Stefano, which has always been the most desirable hill in the area, both for its unspoilt and restorative nature and the breathtaking views that extend as far as the sea, and for its strategic position, offering easy access to all amenities.

In fact, the Estate is only 8 km from the historic centre of Lucca, 35 km from the coast of Versilia, where we find both towns of art and culture such as Pietrasanta and beach locations such as Forte dei Marmi, only 40 km from the international airport of Pisa and 80 km from Florence.



Knight Frank LLP
55 Baker Street, London W1U 8AN

Mark Harvey
mark.harvey@knightfrank.com
+44 20 7861 5034

Andrew Blandford-Newson
andrew.blandford-newson@knightfrank.com
+44 20 3640 7048
www.knightfrank.co.uk



Serimm Srl in association with Knight Frank LLP
Via Alfredo Catalani 22, 55100, Lucca, Italy

Alessandro Deghe
alex.deghe@serimm.net
+39 0583 494326
www.serimmreleste.com

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars ("information") as being factually accurate about the property, its condition or its value. No agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. TAX: Tax may be payable in addition to the purchase price of the property according to the national or local law applicable.