



# Oli Hamlet, Tuscany

A Consented Development opportunity which is sure to appeal to developers, investment clubs, private residence owner groups and fractional ownership organisations.

**Offers in the region of  
€550,000**



Oli Hamlet: A medieval hamlet consisting of eight original stone buildings, set in around 4 hectares of grounds, surrounded by olive and fruit trees left to grow wild, but still fragrant, although overgrown with vegetation.

Oli is situated close enough to the nearby town of Talla to enjoy its amenities of restaurants, shops and other communication links. The larger town of Arezzo is about a 30 minute drive away. Getting to Oli is achievable by air, road and Rail. Air links are good from either Pisa's Galileo Galilei airport or Amerigo Vespucci in Florence.

A superb base for exploring the rich heritage of Tuscany or simply a quiet and secluded retreat from the world amongst some of the most beautiful countryside in the world.



## Financials

Rental Income for Oli Hamlet: In such an exclusive location, when combined with high specification and building quality, rental income would be expected to average between €1,500 to €2,000 per week for the larger properties in the hamlet.

On this basis, for the peak 25 weeks of the year, rental income for the hamlet would be in the region of €337,500 to €450,000.

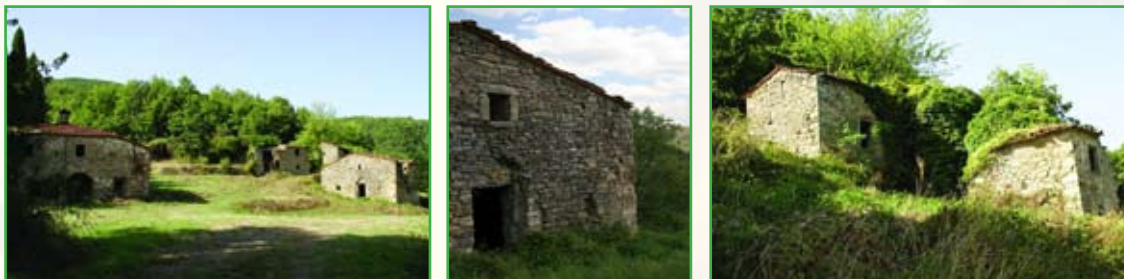
## The Lemon Tree Company

We are a niche service in the huge and often impersonal world of international property and finance. We offer a highly specialised service sourcing the property, and often the acquisition finance too, for UK and Overseas buyers and borrowers. The Lemon Tree Company also uses trusted contacts who may complete the provision of vital services for the



*"I have personally visited this hamlet. It is in an idyllic location and offer a really superb opportunity for sympathetic renovation and development. Communications are superb and the potential for a highly profitable investment is one of the best that I have come across in recent years."*

***Chrissie Ballantyne, The Lemon Tree Company***



## Maintenance & Management

An existing management and maintenance company already exists in the area and they have experience in looking after holiday property, thus solving many of the potential headaches and concerns for non-occupiers.

The company is currently based in Arezzo and they are shortly opening a local office in Talla which will provide on the spot service for all building issues and rental services as required.



best solution to you, the individual client.

## Why invest in Tuscany?

- \* Low cost airline access via Florence or Pisa
- \* Tourism hotspot attracting 10% of all holidays in Italy
- \* Local tourist industry forecast to be €30million by 2016
- \* A European and USA top 5 destination
- \* Superb year round climate with long rental season
- \* Sustained property price growth

## What Next?

The next step for serious purchasers would be a visit to Oli where we will be able to meet up with top architect Sergio Porcellotti for a site visit and detailed discussions on build out costs and plans.