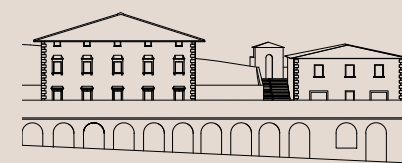


# VILLA LE FONTI

Tuscany, Florence

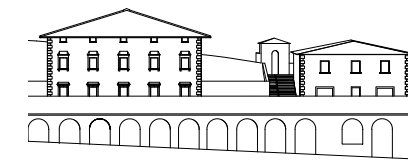


**ARCHEA ASSOCIATI**  
architettura - design

**DANTE ALIGHIERI**  
Golf & Country club s.r.l.

# VILLA LE FONTI

Tuscany, Florence



**ARCHEA ASSOCIATI**  
architettura - design

**DANTE ALIGHIERI**  
Golf & Country club s.r.l.

Villa Le Fonti invites the guest  
to take a break...  
It's hiding something "unique"  
ready to be told.

**p. 7 Introduction**

**p. 11 The Tuscany of Villa Le Fonti**

- The location
- Neighbourhood
- Activities

**p. 23 A walk throughout the History**

- The Villa and the Farm

**p. 33 Hotel Project**

- Current property and Hotel numbers
- Summary

**p. 61 Archea Associati**

**p. 63 Contacts**







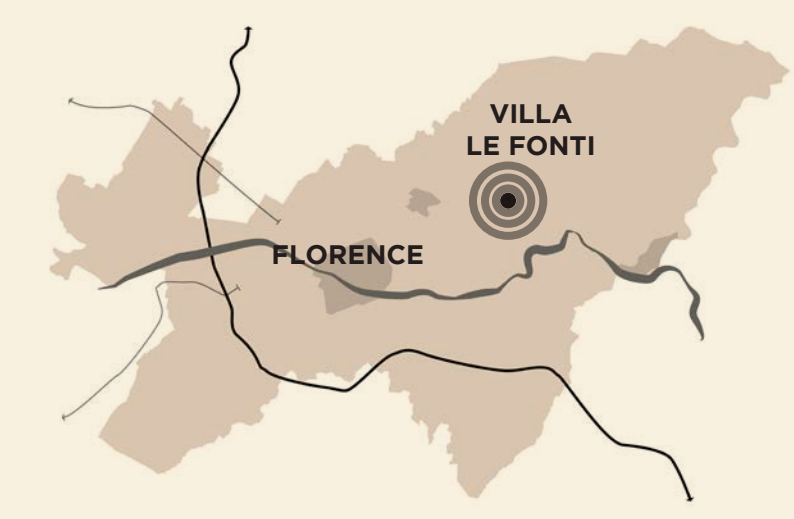
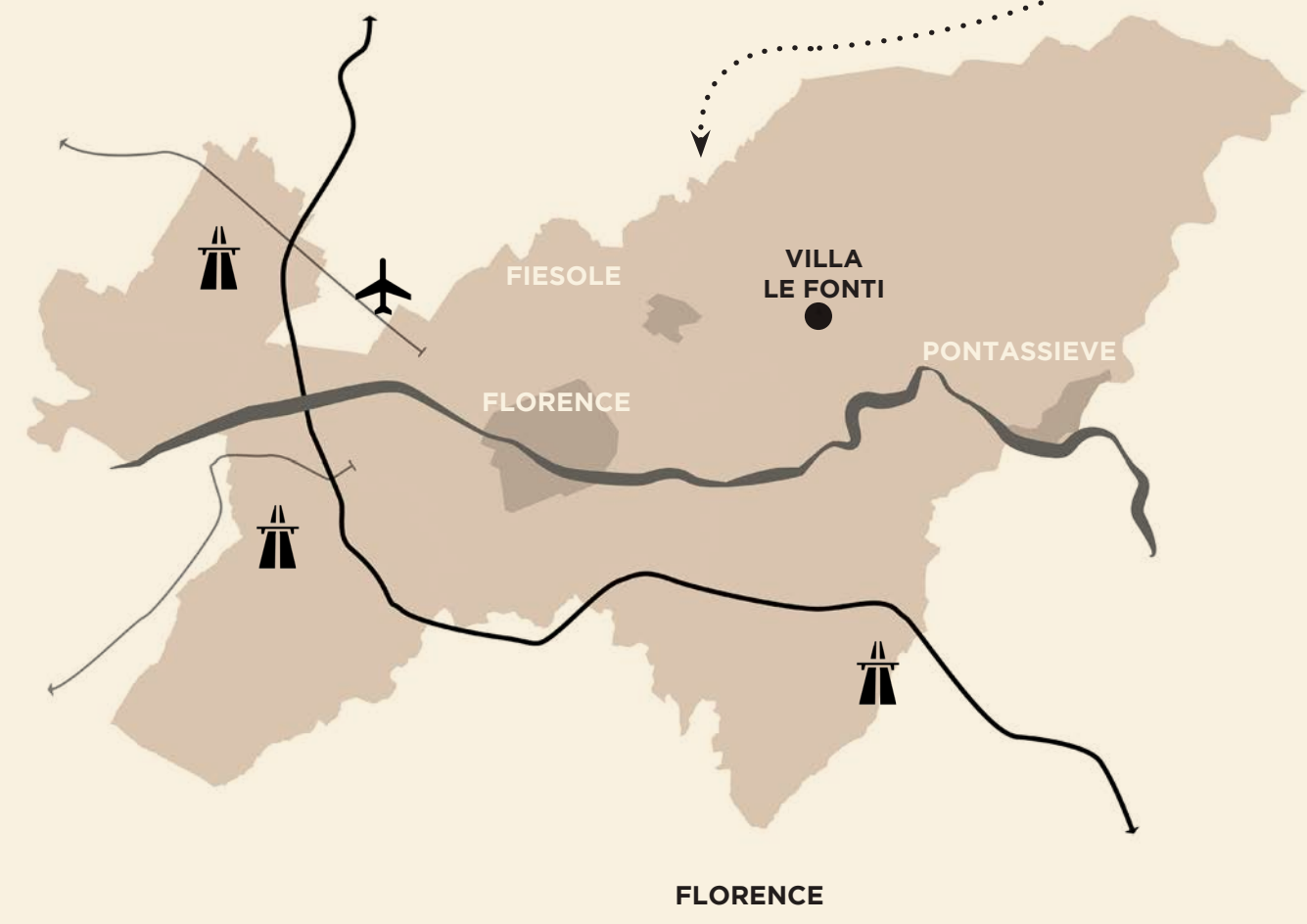
Villa Le Fonti is an historical residence set in a sunny location with a private park, which is closely linked to the territory in the exclusive setting of the Florentine hills. It is a very romantic place that was the scenery tales of the secret love story between Dante Alighieri and Beatrice Portinari.

Here the guest receives an explicit invitation to “chill out”, breathing the pure country air and admiring the natural amphitheater of hills with precious vineyards and olive groves, surrounded by the ancient woodland.



The Tuscany of Villa Le Fonti





**VILLA LE FONTI** ..... **FLORENCE**  
20 Km > 40 min



**VILLA LE FONTI** ..... **SIENA**  
92 Km > 1h 30 min



**VILLA LE FONTI** ..... **PIOMBINO**  
185 Km > 2h 30 min  
**LIVORNO**  
115 Km > 1h 40 min  
**LUCCA**  
105 Km > 1h 30 min

## The Location

The position of the Villa is very close to Florence city. This choice privileges the peace, the silence, the perfumes, the colors of an intact Tuscan countryside.

Many different routes are available from Florence historical center and from airport or railway stations:

- Historical Center: Wider, 25 minutes
- Airport: Wider 30 minutes
- Central Railway Station S. M. Novella: Wider 26 minutes

The territory's city par excellence is Florence, the splendid city of art that is recognized by UNESCO as a World Heritage Site for the wealth and beauty of its monuments.

The city's enchanting historic center never ceases to arouse interest with its countless masterpieces: the architecture and colorful marble of the churches remind one of Florence's splendid past and the part it played in the development of Renaissance culture and art. The heart of the city and the religious and historical center is the Piazza del Duomo, the site of a monumental complex of extreme value: the Duomo of Santa Maria del Fiore, rich in works of art and topped by Brunelleschi's majestic dome. The Battistero di San Giovanni (St. John's Baptistry), a magnificent example of Florentine Romanesque architecture, lies in front of the Duomo, facing Giotto's Bell Tower, a masterpiece of Florentine Gothic architecture. The magnificent Loggia del Bigallo completes the Piazza's grandeur. Behind the Duomo is the magnificent Museo dell'Opera di Santa Maria del Fiore, exhibiting a precious collection of artwork that was originally inside the Cathedral, Baptistry and Bell Tower.

Surrounded by olive groves and the vineyards of Chianti, Siena is one of the most beautiful cities of Tuscany. Set on three hills, the city is drawn together by winding alleyways and steep steps, whilst the Piazza del Campo stands at its heart, and the Duomo and St Maria della Scala serve as additional cultural landmarks. Famed for the "Palio", the annual historic horse-races that take place on 2 July and 16 August, it is also home to one of the oldest Universities in Europe, which ensures a vibrant Italian student atmosphere throughout the academic year. In addition to the bustling daily life of the streets and squares of the city, Siena offers many cultural events, concerts, cinema, theatre and a wide range of sporting activities.

Few geographical areas in the world can boast of the variety of environment that surrounds Siena. To the north, we have the richness of the Chianti landscape, woven with vines and olive-trees throughout the hills. Here also are beautiful towns like San Gimignano and Monteriggioni with old walls, winding streets and incredible views. South of Siena, the Arbia valley leads to the hill-top town of Montalcino, home to the famous Brunello wine. And the area La Crete stretches out, amazing visitors with its harsh rock formations and unique landscape. Westwards we head towards the coast, to captivating coastline towns like Castiglione della Pescaia, and nature reserves like the area called Maremma. With such natural beauty within easy reach by car or public transport, Siena is a good place to base yourself for a Tuscan experience. The Chianti area, between Florence and Siena, is one of the most beautiful countrysides in Italy and a famous wine production area.

Piombino has a strategic position to get to the nearest islands; the bounding communes of Piombino are Campiglia Marittima, Follonica, San Vincenzo and Suvereto. The town has 6 civil parishes (frazioni): Baratti, Fiorentina, Gagno, Populonia, Populonia Stazione and Vignale Riotorto.

The Province of Livorno runs along the coast of central Tuscany, from Piombino to Livorno, and extends for a brief stretch inland, an area alternating between plains and hills. It also includes some islands of the Tuscan Archipelago, the best known of which is Elba, a very popular tourist destination, with varied attractions and enchanting landscapes. The other islands that are part of the province of Livorno are Capraia, Gorgona, Pianosa and the wild Montecristo, determined by the State as Integral Natural Reserve.

Near the town of Lucca, always in the province, do not miss the Versilia and its beaches, the Apuan Alps and the splendid Garfagnana with its small characteristic villages as Barga. There's a lot to do and see also in the surroundings of Lucca.





## Neighbourhood

Villa Le Fonti is a magnificent place in the Tuscan countryside near Florence. It offers unique views and a wonderful panorama.

The Villa is located close to the city of Fiesole, well known as the Etruscan mother of Florence. Fiesole was founded in the 7th century B.C. and currently shows, as in an history book, all the relics starting from Etruscan, to Romans, to Romanesque culture and so on.



VILLA LE FONTI

VINEYARD

OLIVE GROVE



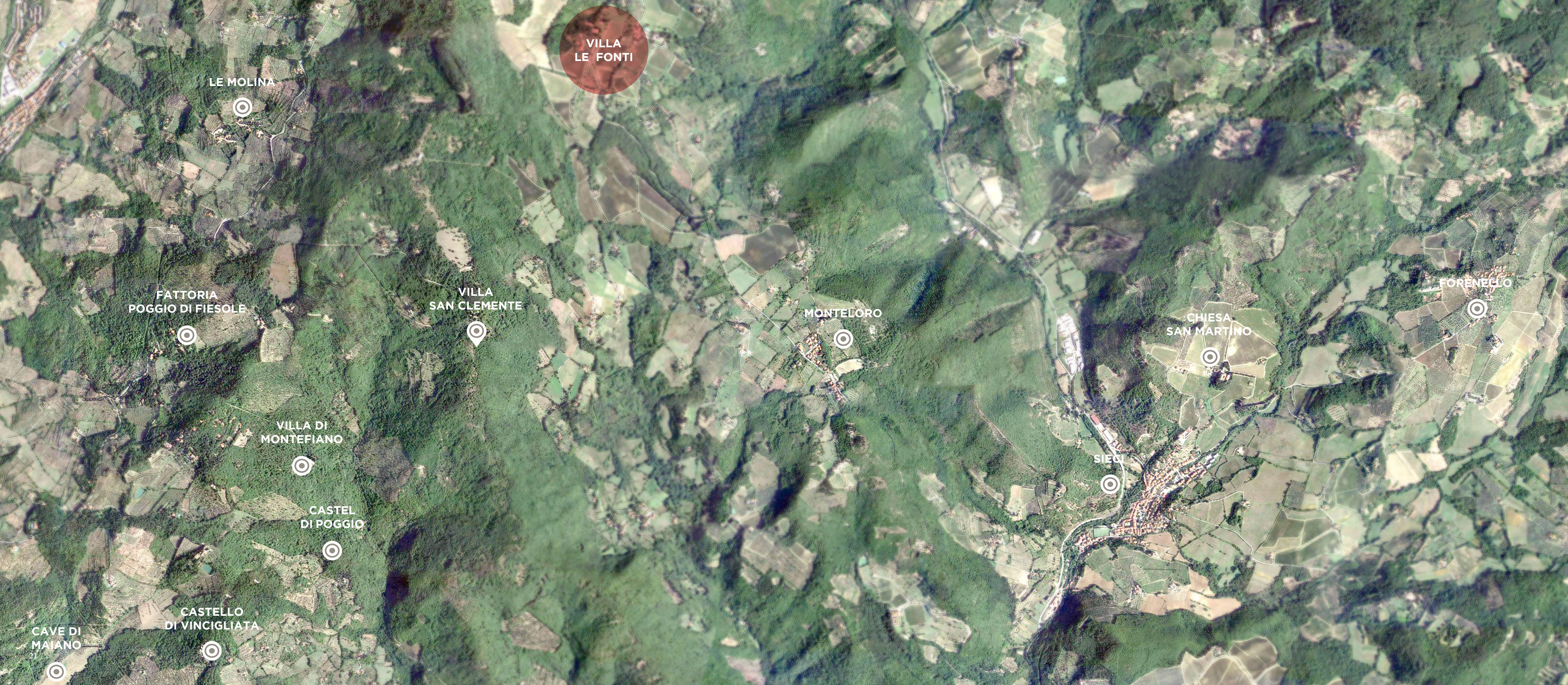
## Activities

Discovering the area, its people, the history, the art, the food and wine culture, for a memorable time in Tuscany.

Every season, for the guests, is a great opportunity to horse-riding, cycling and walking in the wood and through the vineyards and olive groves. There are many places close to the Villa, which are dedicated to wine and olive testing and there are also several restaurants with delicious Tuscan dishes. Some of these offer the opportunity to take a course of Italian cuisine.

Close to the property, the traveler can play golf, go hunting and searching for mushrooms and truffles. The little towns in the area celebrate music festivals, gastronomic fairs and especially for Christmas time, all the Church and squares are decorated and crowded with Christmas markets with handmade and live Christmas-cribs.





During the summer, in Fiesole there is "L'Estate Fiesolana", which is the oldest open-air Italian festival that takes place in the charming Roman Theatre. The program offers performances ranging from jazz to theater, from dance to music trekking. In a century, since its stage, it has passed some of the most important artistic names. The Cinema is contributing with the screening of the film for everyone. For the more lively guests, the area offers, discotheques, plans bars, pubs, wine bars and nightclubs.

If the intent of the travelers is to visit the most beautiful historic towns in Tuscany, Villa Le Fonti is located in a prime position, which enables a daily plan excursions to: Florence, Siena and Val d'Orcia, Volterra, San Gimignano, Pisa, Lucca, Certaldo etc.

Villa Le Fonti, with stately architecture and the lovely green spaces, is a unique private location of great charm and appeal, which is the ideal romantic place to make unforgettable any types of event. (Weddings, Anniversaries, Weddings, Graduations, etc.).



PLANIMETRIA  
CATASTALE "VILLA  
DELLA FONTE"  
CATASTO DEL  
GRANDUCATO DI  
TOSCANA - 1820



### Church of San Miniato in Pagnolle

Close to the Villa we have the ancient church dedicated to the holy martyr Miniato. The church was built until 12th century B.C., instead the posthumous churchyard was built during the Renaissance.

Pagnolle is a small town near the summer house of the famous Italian Poet Dante Alighieri. It is said that Dante and Beatrice met each other just in Pagnolle's Church; maybe they started to fall in love exactly in the Church's courtyard.



## The Villa

The villa is located on an impressive embankment supported by a sequence of 16 large stone arches that run along the road. Above, a garden - terrace where you can enjoy a wonderful view.

The villa, attributed to an architect of the second half of the sixteenth century near Bernardo Buontalenti, has a cubic system emphasized by angular stone galley files on which stand the gray stone coats of arms of the noble Guadagni family for centuries lived.

On the main facade, the one that looks the way from Florence, through an elegant wrought iron gate, it opens a broad double portico with three arches supported by stone columns of Tuscan order.

The Villa (total surface 2'300 sqm) in a perfect Renaissance Style (15th century) will have great suites with antiquities, with an underground used in the past as thermarium with thermal spring that could be revamped for a fantastic SPA. Near to the Villa, will be realized an outdoor large swimming-pool in a Renaissance style.

## The Farm

Close to the Villa we have the "Farm" building with a total surface of 1'400 sqm. The "Farm" (a 17th century building) will have a different characterization in order to underline the "Tuscan taste" and due to the fact that will hold the primary Hotel Restaurant, the "Farm" will be focused on a "wine-gastronomic" tourism.



The villa, which is experiencing a state of neglect for many years, has distinct and extensive structural problems of conservation. It is necessary an organic intervention of restoration and preservation of the whole complex.



PARADIESGÄRTLEINS  
MEISTER DES  
FRANKFURTER - 1410



Out of the chaotic life of "Urbs", on soft and sunny hills of Valdarno, noble families retreated

Proposals of marriage, business, politics: major moments of life were conducted at the table; on the background was always present the geometrized nature of man

The garden has a key role in the social life of noble families in the Renaissance also called "hortus conclusus" was a place for happiness and light mood

LAST SUPPER  
DOMENICO  
GHIRLANDAIO - 1480



The central villa was always integrated in a system of gardens and fountains that conduct the role of filter between the architecture and uncontaminated nature

The annexes near the villa were essential to have the right rooms for processing and storage of work materials

Curiosity:  
Just around the corner there is Pagnolle, a small town near the summer house of the famous Italian Poet Dante Alighieri. It is said that Dante and Beatrice met each other just in Pagnolle's Church; maybe they started to fall in love exactly in the Church's courtyard.

VILLA LAPPEGGI  
GIUSTO UTENS - 1599





Intorn'ad una fonte, in un pratello  
di verdi erbette pieno e di bei fiori,  
edean tre angiolette, i loro amori  
forse narrando, ed a ciascuna 'l bello  
viso adombrava un verde ramicello  
ch'i capei d'or cingea, al qual di fuori  
e dentro insieme i dua vaghi colori  
avvolgeva un suave venticello.

Rime, Boccaccio - 1335



VILLA DI  
SERRAVEZZA  
GIUSTO UTENS - 1599

During the late Renaissance, gardens  
became larger and even more  
symmetrical, and were filled with  
fountains, statues, grottoes, water organs  
and other features designed to delight  
their owners and amuse and impress  
visitors

ANNUNCIATION  
LEONARDO DA  
VINCI - 1475



The Italian Renaissance garden emerged  
in the late fifteenth century at villas in  
Rome and Florence, inspired by classical  
ideals of order and beauty, and intended  
for the pleasure of the view of the  
garden and the landscape beyond, for  
contemplation, and for the enjoyment  
of the sights, sounds and smells of the  
garden itself

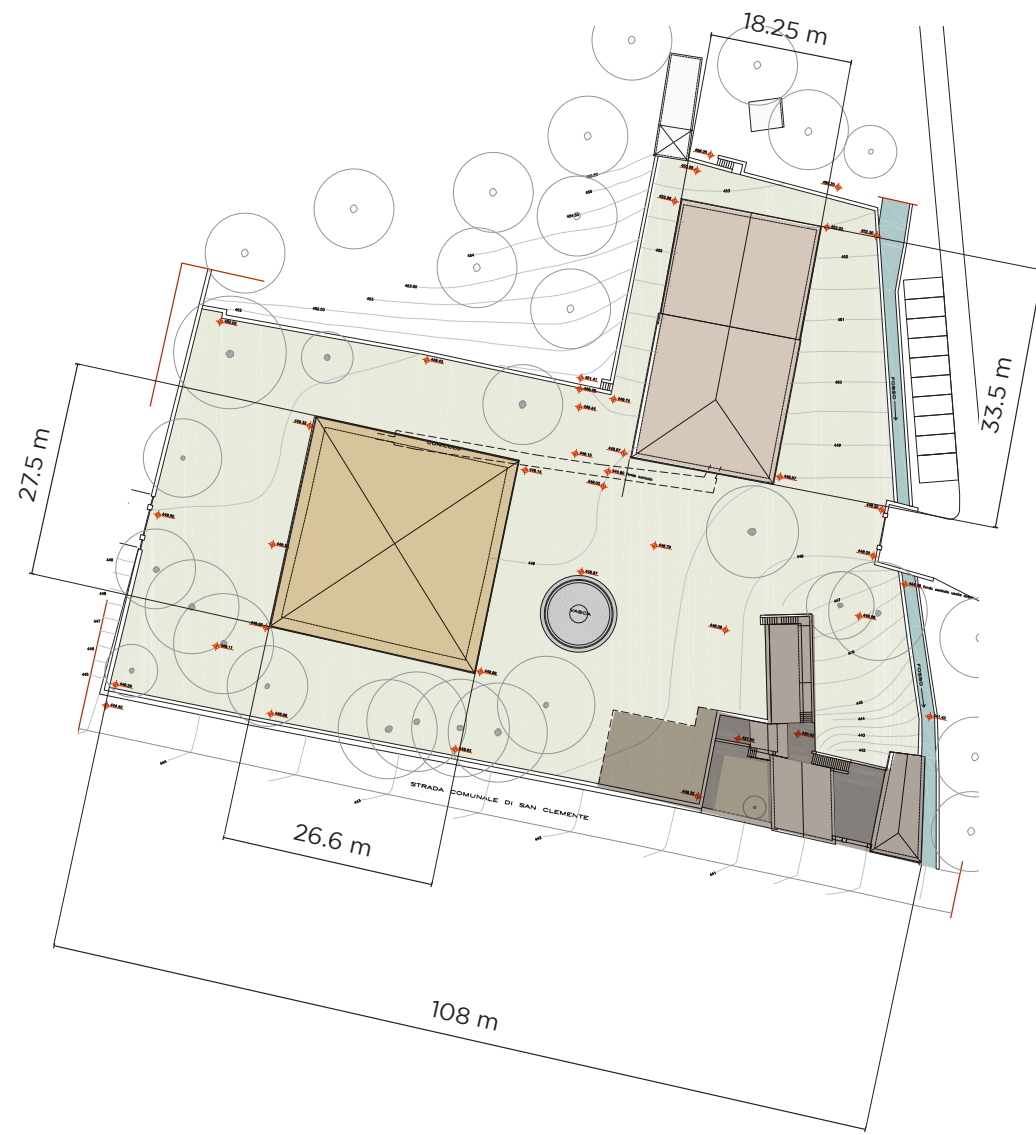


The Hotel Project is made by four blocks: Villa, Farm and Annexes which already exist, together with the new building, which includes an underground parking and two levels of rooms. These four units are linked at the underground level. The underground pathway is also equipped with small shops and with a conference room and it will be used every time, even if the surface road will be surely more pleasant and rewarding. A swimming pool and two tennis courts take place on the enlargement's rooftop.

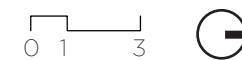
The new building is conceived to be fully immersed in the landscape, where the reinforced concrete roof will be covered of vegetation, grass and trees, leaving all the windows opened on the panorama.







**SURVEY**  
ROOF FLOOR



- VILLA \_ EXISTING BUILDING
- FARM \_ EXISTING BUILDING
- ANNEXES \_ EXISTING BUILDING

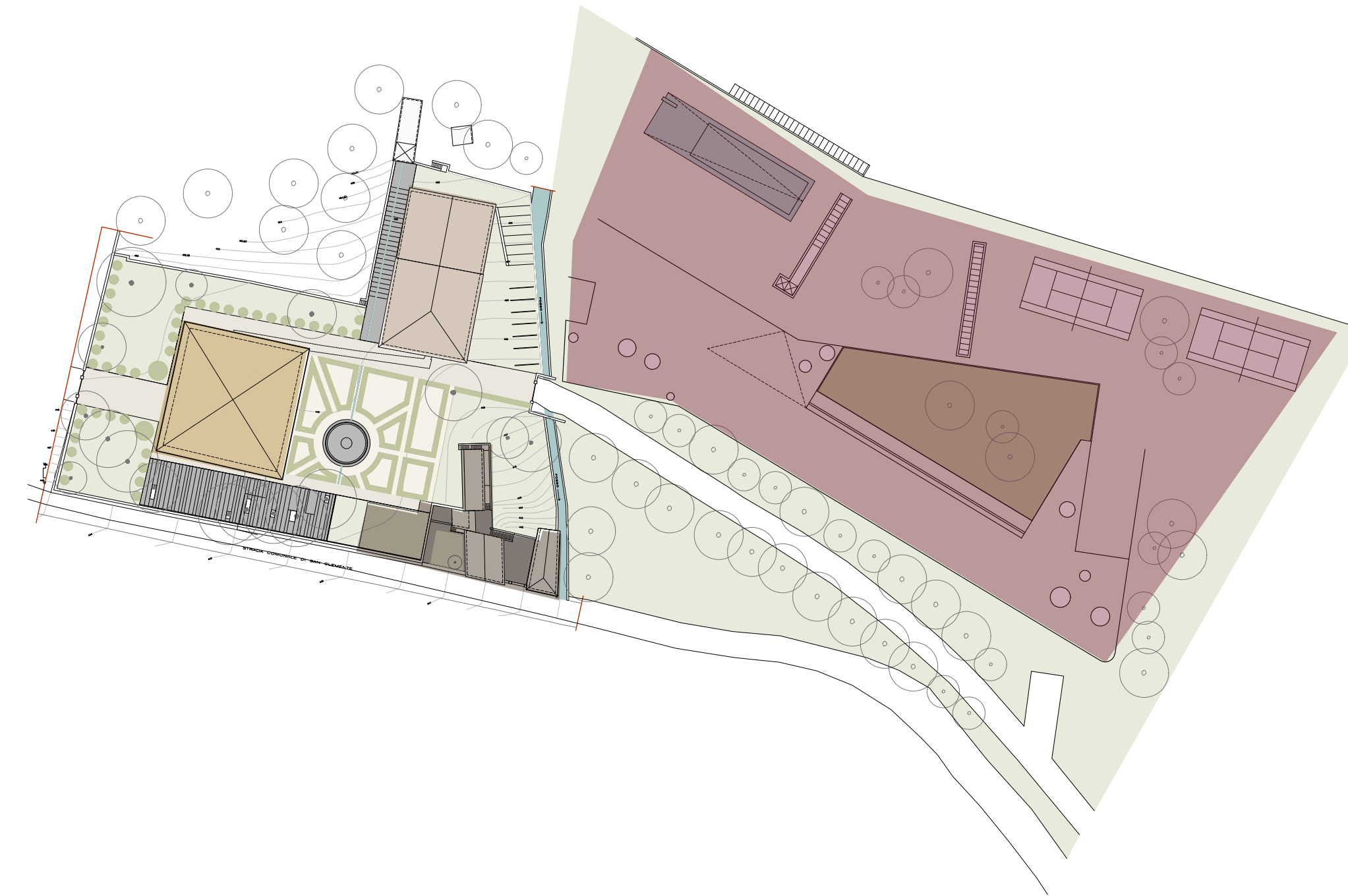
**Current property numbers**

● <b>VILLA</b> _Total gross area	2'415 sqm
level -1	615 sqm
level 0	600 sqm
level 1	600 sqm
level 2	600 sqm
connections	ca. 240 sqm
● <b>FARM</b> _Total gross area	1'580 sqm
level-1: connections	110 sqm
level 0	560 sqm
level 1	550 sqm
level 2	360 sqm
● <b>ANNEXEX</b> _Total gross area	810 sqm
level 0	510 sqm
level 1	300 sqm
Total gross area	ca. 4'800 sqm
Ground of relevance	8.00 Ha

It should be noted that in addition to the villa complex it will be also possible to acquire the neighboring land of vineyards, olive groves and woods.

**The Hotel numbers**

● <b>VILLA</b> _Total gross area		2'415 sqm
level -1: thermarium changing rooms	no. 4	
level 0: relax rooms library tea room reception	no. 4	
level 1: rooms type C	no. 4	
level 2: rooms type C	no. 6	
● <b>FARM</b> _Total gross area		1'580 sqm
level -1: connections		
level 0: restaurant restrooms bar kitchen		
level 1: rooms type D	no. 11	
level 2: roof		
● <b>ANNEXEX</b> _Total gross area		810 sqm
level 0: offices kitchen wine bar square	no. 2	
level 1: administraton offices	no. 2	
● <b>ENLARGEMENT</b> _Total gross area		ca. 8'900 sqm
level -1: underground parking	no. 96	
level 0: rooms type A rooms type B reception	no. 22 no. 15	
level 1: rooms	no. 30	
level 2: tennis court swimming pool	no. 2	



**HOTEL PROJECT**  
ROOF FLOOR

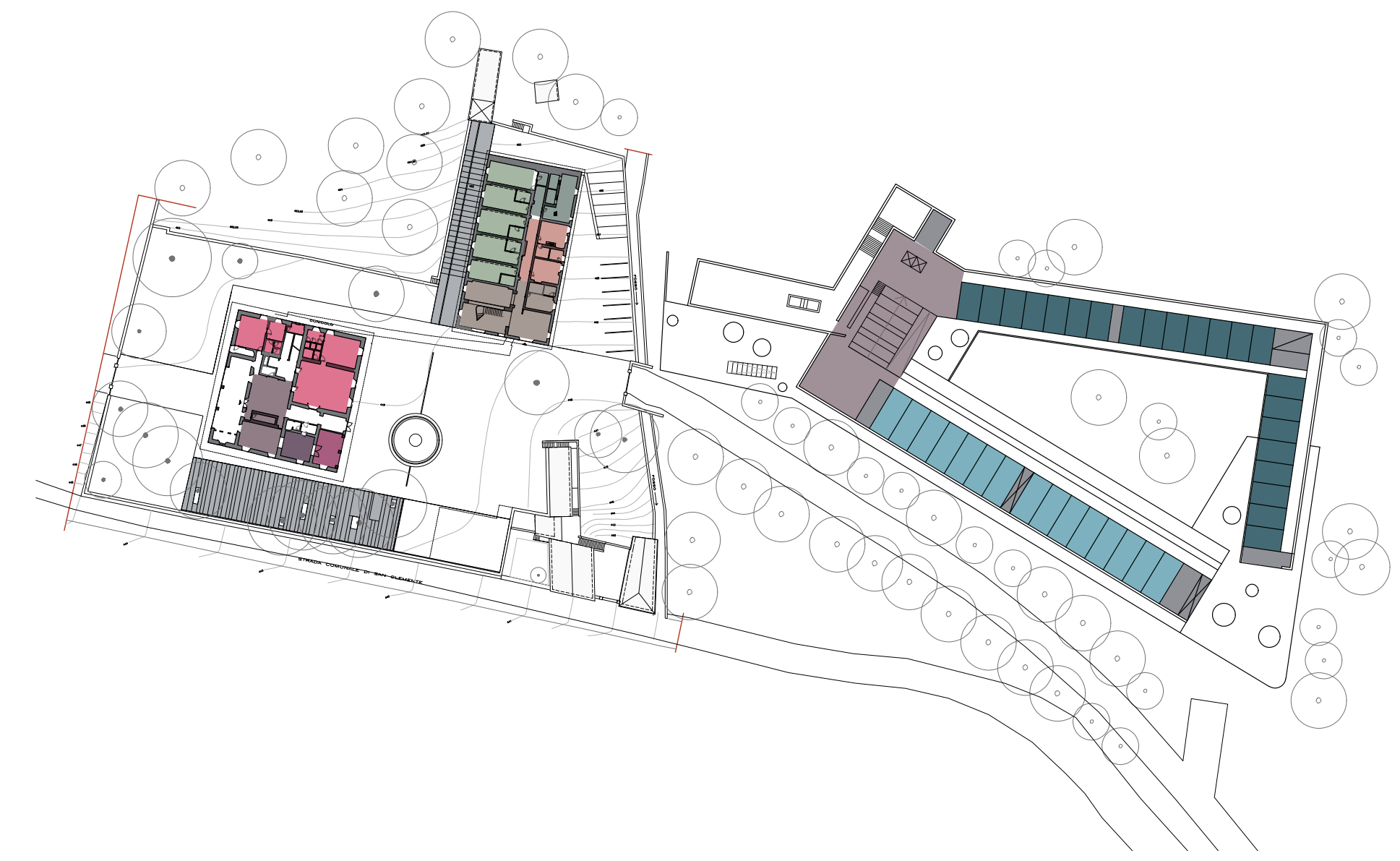


- VILLA \_ EXISTING BUILDING
- FARM \_ EXISTING BUILDING
- ANNEXES \_ EXISTING BUILDING
- ENLARGEMENT \_ NEW BUILDING



#### TYPOLOGICAL ROOMS

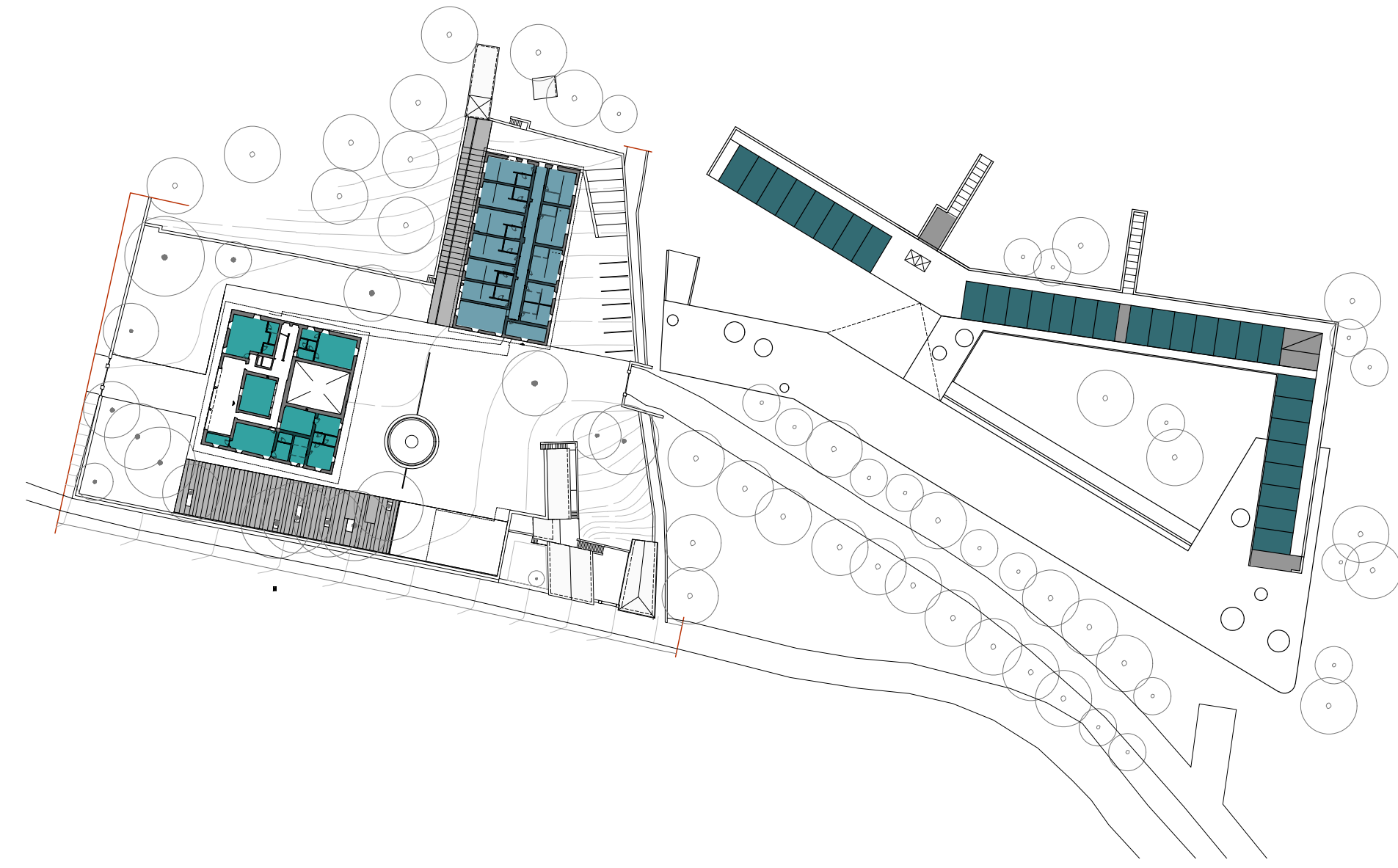
- ROOMS\_TYPE A  
25 sqm room  
1 bed + 1 wardrobe + 1 bathroom
- ROOMS\_TYPE B  
35 sqm room  
1 bed + 1 wardrobe + 1 meeting area +  
1 bathroom
- ROOMS\_TYPE C  
50-60 sqm room  
1 bed + 1 wardrobe + 1 living room/  
meeting area + 1 large bathroom
- ROOMS\_TYPE D  
50-60 sqm room  
1 bed + 1 wardrobe + kitchenette +  
1 bathroom



**LEVEL 0**



●	RECEPTION		600 sqm
●	ROOMS_TYPE A	no. 22	each 25 sqm
●	ROOMS_TYPE B	no. 15	each 35 sqm
●	BAR		150 sqm
●	KITCHEN		80 sqm
●	RESTROOMS		60 sqm
●	RESTAURANT		190 sqm
●	TEA ROOM		25 sqm
●	LIBRARY		30 sqm
●	RELAX ROOMS	no. 4	300 sqm
●	VERTICAL CONNECTIONS		



**LEVEL 1**



- ROOMS\_TYPE A no. 30 each 25 sqm
- ROOMS\_TYPE C no. 4 each 50-60 sqm
- ROOMS\_TYPE D no. 11 each 50-60 sqm

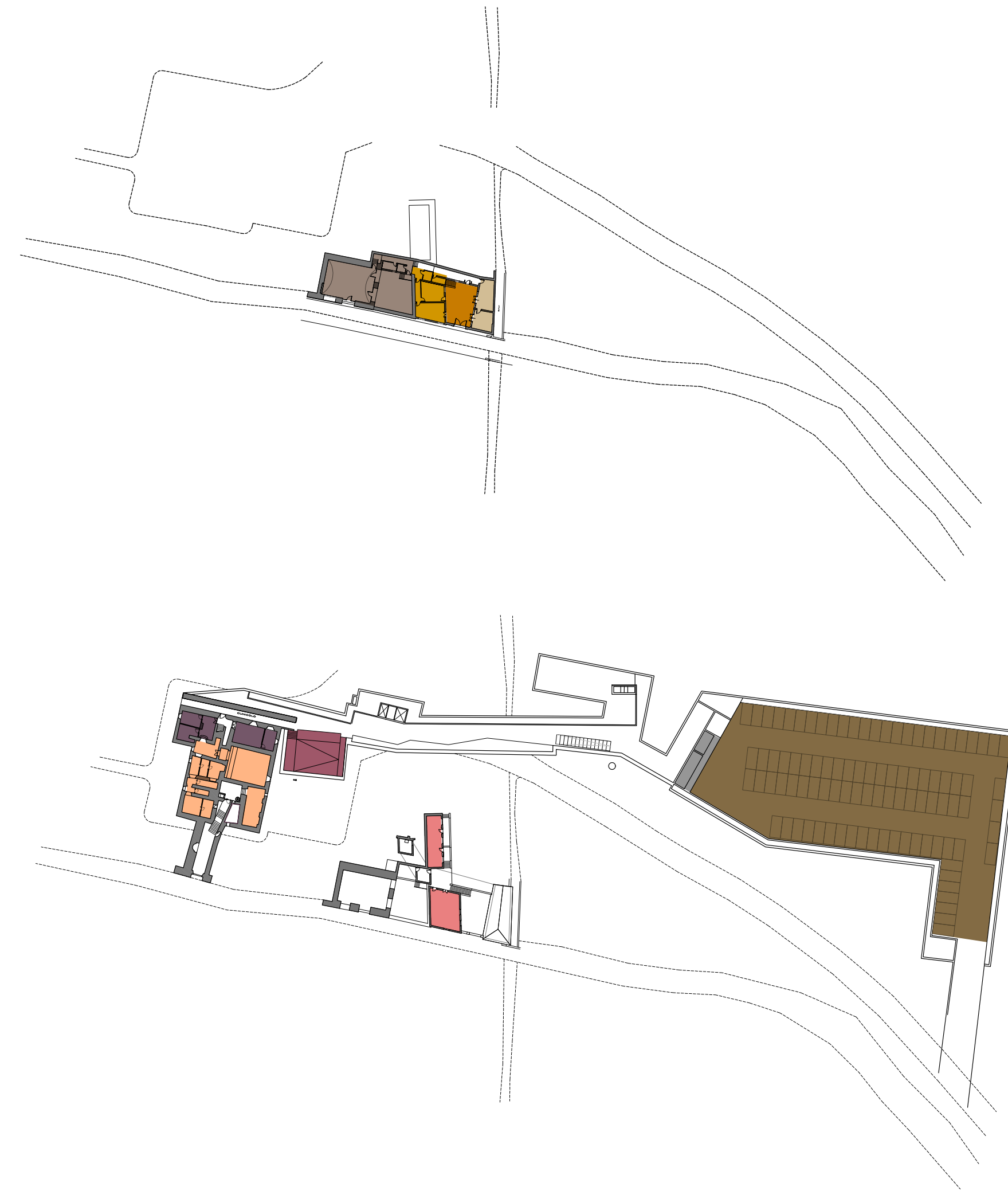




**LEVEL 2**



- ROOMS\_TYPE C no. 6 each 45-70 sqm
- TENNIS COURT no. 2 520 sqm
- SWIMMING POOL 350 sqm



**LEVEL -2**

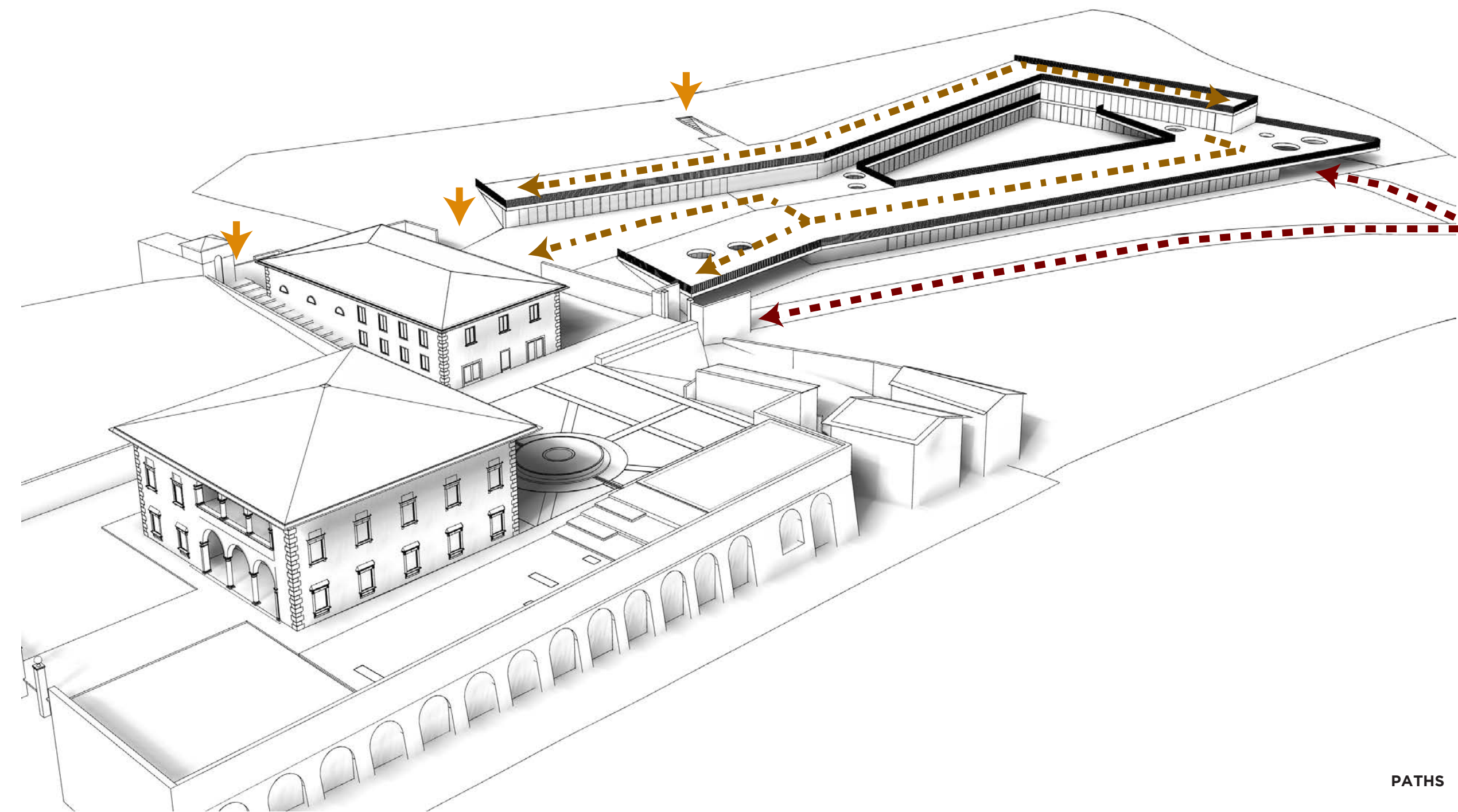
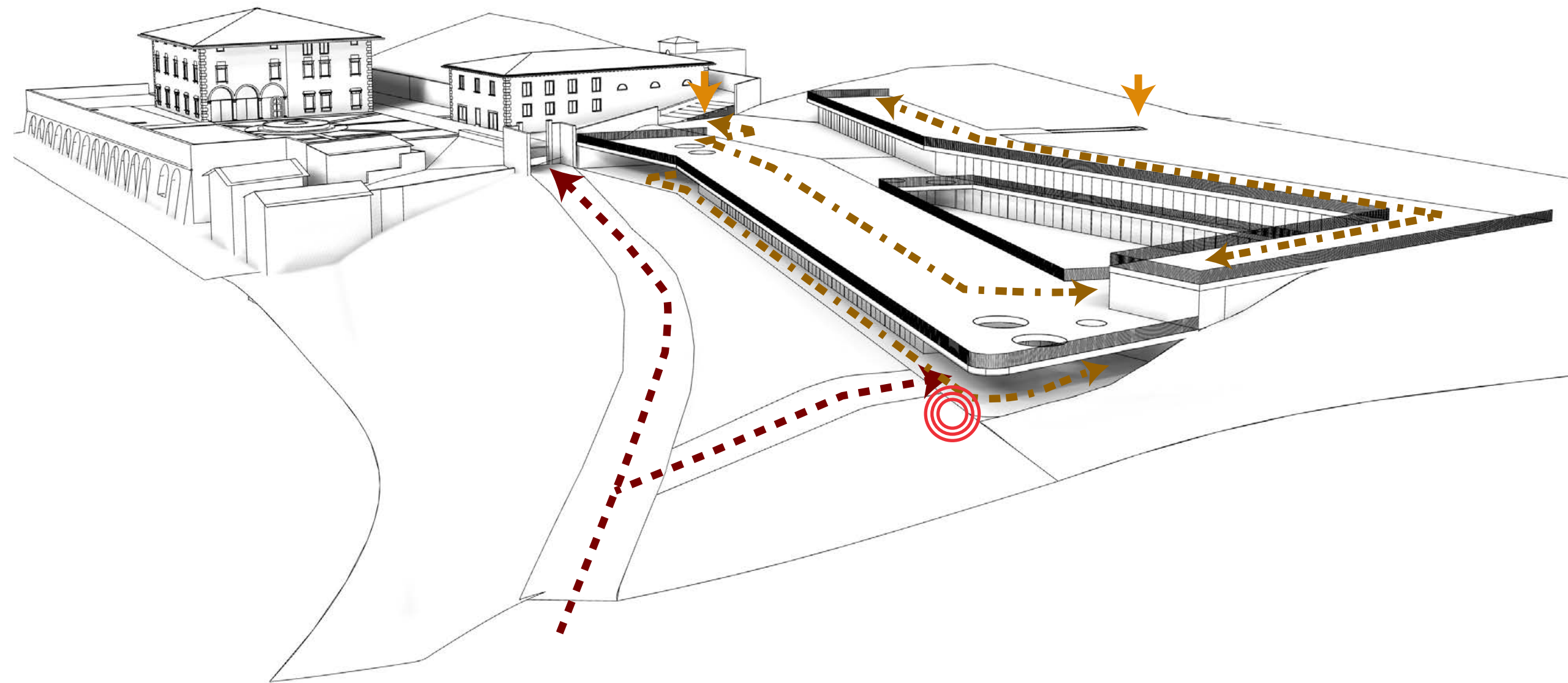


- OFFICES no. 2 45 sqm
- SQUARE 60 sqm
- KITCHEN 55 sqm
- WINE BAR 200 sqm

**LEVEL -1**

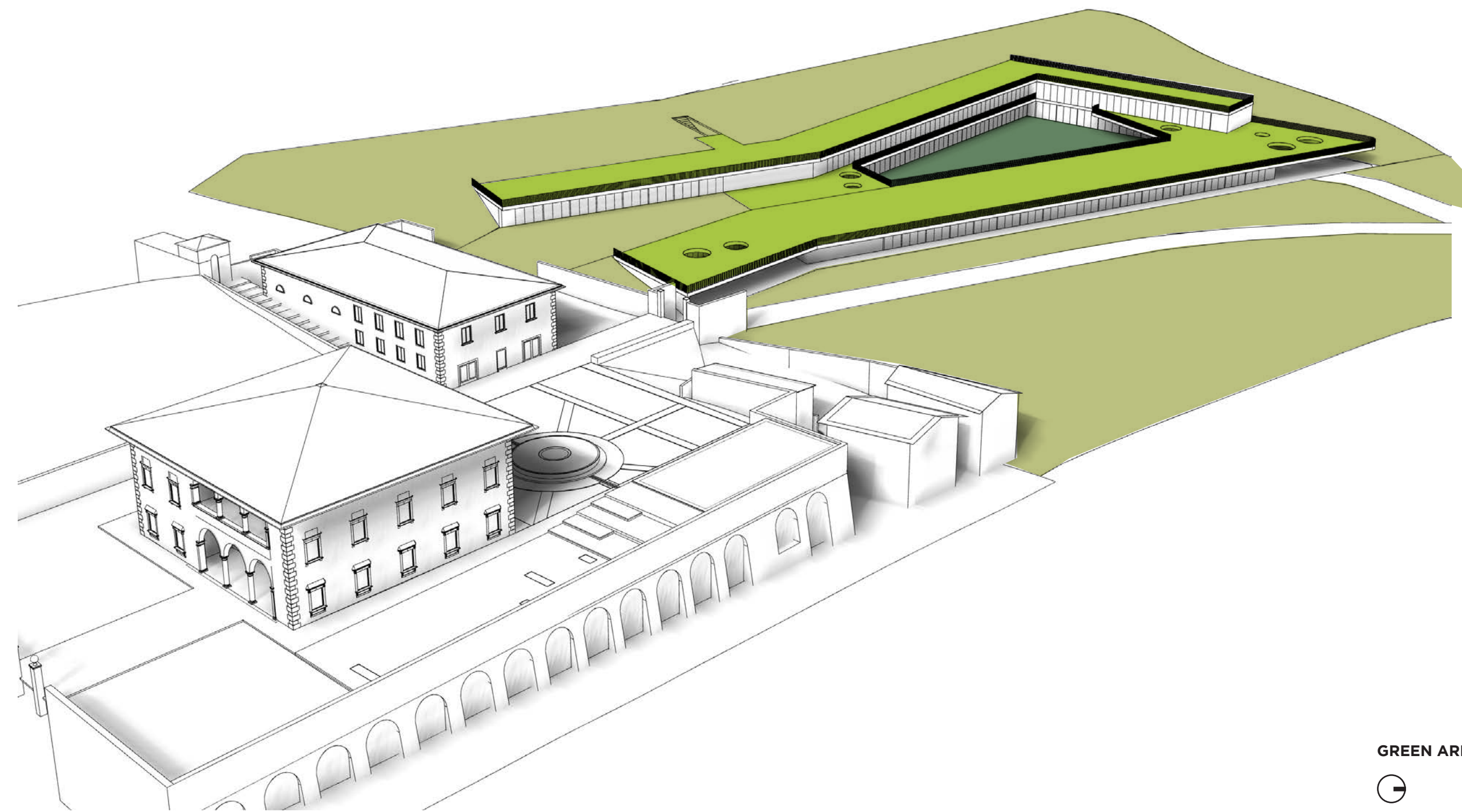
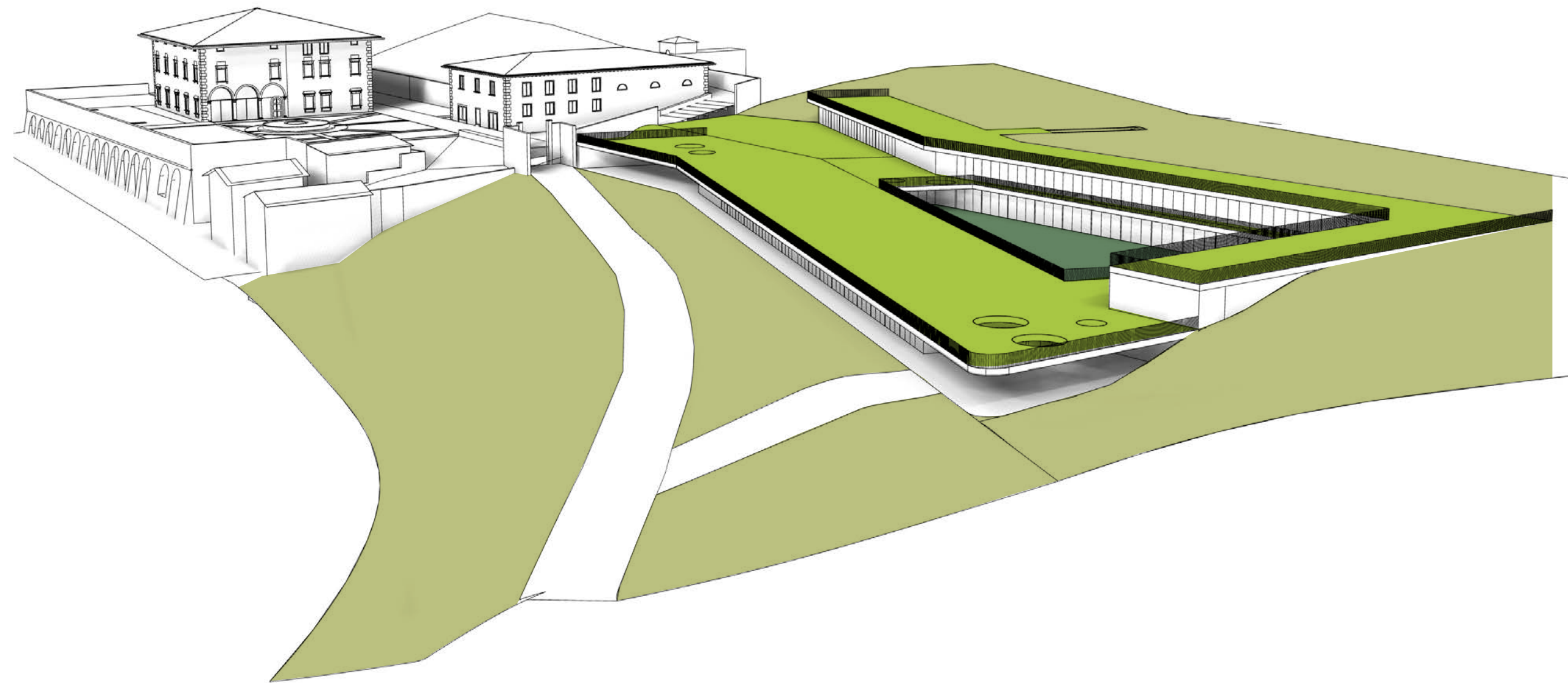


- ADMINISTRATION OFFICES no. 2 100 sqm
- UNDERGROUND PARKING no. 96 2450 sqm
- AUDITORIUM 130 sqm
- THERMARIUM 240 sqm
- CHANGING ROOMS 100 sqm
- VERTICAL CONNECTIONS



**PATHS**

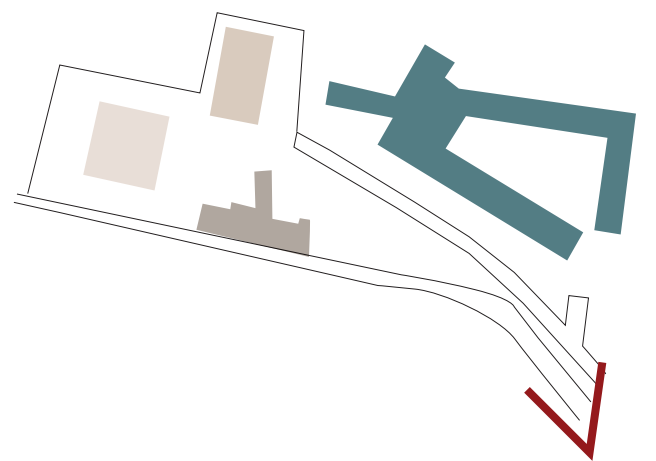
-  VEHICLE ACCESSIBLE
-  PEDESTRIAN PATH
-  VERTICAL CONNECTIONS
-  PARKING ENTRANCE

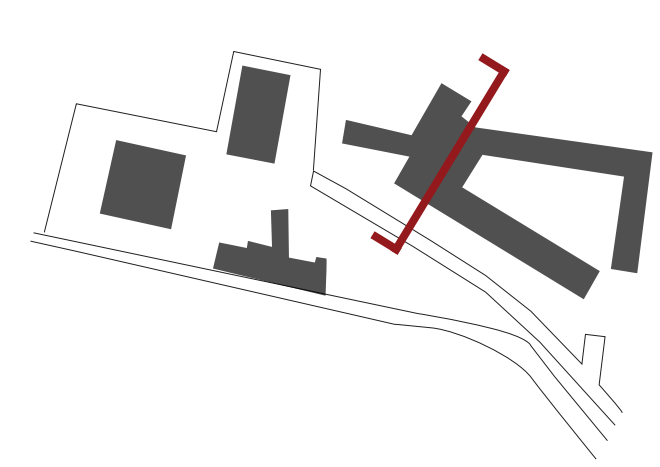


**GREEN AREAS**



- PUBLIC GREEN AREA
- SEMI-PUBBLIC OVERHEAD GREEN AREA
- PRIVATE GREEN AREA





CROSS SECTION



## Summary

Four blocks assemble the Hotel project: Villa, Farm, Annexes and the new building that includes an underground parking and two levels of rooms. The underground level is linked to the four units of the project. A swimming pool and two tennis courts take place on the enlargement's rooftop.

### PROJECT FUNCTIONS:

<b>VILLA</b> Total gross area		2'415 sqm
level -1: thermarium		
changing rooms		
level 0: relax rooms	no. 4	
library		
tea room		
reception		
level 1: rooms type C	no. 4	each 50-60 sqm
level 2: rooms type C	no. 6	each 50-60 sqm
<b>FARM</b> Total gross area		1'580 sqm
level -1: connections		
level 0: restaurant		
restrooms		
bar		
kitchen		
level 1: rooms type D	no. 11	each 50-60 sqm
level 2: roof		
<b>ANNEXEX</b> Total gross area		810 sqm
level 0: offices	no. 2	
kitchen		
wine bar		
square		
level 1: administraton offices	no. 2	
<b>ENLARGEMENT</b> Total gross area		ca. 8'900 sqm
level -1: underground parking	no. 96	
level 0: rooms type A	no. 22	each 25 sqm
rooms type B	no. 15	each 35 sqm
reception		
level 1: rooms type A	no. 30	each 25 sqm
level 2: tennis court	no. 2	
swimming pool		

## Company Profile

**In 1988 the architects Laura Andreini (Florence, June 17, 1964), Marco Casamonti (Florence, April 13, 1965) and Giovanni Polazzi (Florence, December 19, 1959), graduated from the Florence Faculty of Architecture, founded Studio Archea in Florence. In 1999 they were joined by Silvia Fabi. Studio Archea has participated in some of the most important national and international architectural competitions and consultations, winning numerous recognitions and awards and have also been selected for important architectural exhibitions.**

### Laura Andreini



Founding member of the studio Archea, he graduated with top votes in 1990 from the University of Florence; since 1999, she has been Research Fellow at the University of Florence in the Department of Architecture Design, History and Planning. She is currently Associated Professor of the Degree Course: Architectural Design III, part of the Environment and Architecture Lab; and Architectural Design III, part of the Architecture and Environment Lab. Over the years, her teaching work has been combined with research and professional work in architectural design, since 1988, when she and the architects Marco Casamonti and Giovanni Polazzi founded Studio Archea. She has been actively and continuously involved in the editorial committee for "Area - Architecture and Design Arts magazine" published by Tecniche Nuove for which she has been deputy editor since 2003. Since 2012, she has been technical editor of Forma Edizioni publishing house. Also for Forma publishing house, since 2014, she has organized cultural initiatives and events at Spazio A - Florence.

### Marco Casamonti



Founding member of the studio Archea, he graduated with top votes in 1990 from the University of Florence; in 1994 he completed his Ph.D. at the architecture faculty of Genoa, with a thesis titled "History and Architectural Design, a central issue in the architectural debate of the postwar years". After teaching experiences at the faculties of Florence and Parma, he was appointed Full Professor in architectural design and town planning at the architecture faculty of Genoa in 2001. He is visiting professor and critic at the most important foreign university institutions as those of Barcelona, Graz Mendrisio and Zurich. He conducts an intense work of in-depth research and critical reflection on the subject of architecture by publishing treatises and writings and holding conferences and lectures. In 1997 he became chief editor and scientific director of the architecture sector of Motta Architettura. In the same year he was appointed chief editor of "Area - Architecture and Design Arts magazine" published now by Tecniche Nuove.

### Giovanni Polazzi



Founding member of the studio, he graduated with top votes from the architecture faculty of the University of Florence in 1987. From 1978 until 1987 he collaborated with Professor Pierluigi Spadolini, his thesis advisor, both with his teaching and his design activities. In 2001 he completed his Ph.D. in Architectural Design and Town Planning at the University of Florence. He has combined his activities as an architect with an intense teaching activity, with various Italian universities including those of Genoa and Parma, where he has taught as professor under contract. Editor of the Area magazine, he has over the years conducted an intense work of in-depth research and critical reflection on the issues of architecture, publishing treatises and writings in books and magazines, in Italy and abroad. He holds the professorship of Architecture Workshop III at the architecture faculty of the University of Florence. He conducts research and critical reflection on the subject of architecture by publishing articles and holding lectures.

### Silvia Fabi



Associated to Archea in 1999, she graduated with top votes from the University of Florence in 1997. In 2004 she completed her Ph.D. at the University of Genoa with a dissertation titled "The paradigm of non-linear architecture in the contemporary architectural production", with thesis advisor Aldo De Poli. After a series of experiences with national and international competitions, collaborating with the firms of Professor Loris Macchi and Professor Aurelio Cortesi, she began collaborating with Studio Archea in Florence in 1995; in 1999 she became a partner. She combines her research on architecture with studies within the context of criticism and theory, collaborating with the editing of the magazines Area and Materia, for which she writes articles. She also has numerous commitments as a teacher with the architecture faculties of the Universities of Florence, Genoa and Parma; in the academic year 2003-2004 she was appointed professor under contract at the latter, teaching architectural techniques within the context of the course in architectural design.

## ARCHEA ASSOCIATI

**FIRENZE**  
lungarno B. Cellini, 13  
50125 Firenze  
tel. +39 055 6580127  
fax +39 055 6510850  
staff@archea.it

MILANO  
piazza Carlo Archinto, 9  
20159 Milano  
tel. +39 02 69900626  
fax +39 02 60781227  
staffmilano@archea.it

ROMA  
via di Porta Labicana, 5  
00185 Roma  
tel. +39 06 44341050  
fax +39 06 49383194  
staffroma@archea.it

BEIJING  
N°.119, South Street  
Dongzhimennei,  
Dongcheng District  
Beijing 100007, P. R.  
China  
tel. +86 10 64096483  
fax +86 10 64096417  
staffbeijing@archea.cn

DUBAI  
ARCHEA Architecture  
& Design Consultants  
DMCC  
Unit No. 3002, Fortune  
Tower  
Cluster C, Jumeirah  
Lakes Towers  
P.O.Box 38059, Dubai,  
UAE  
T +971 4 4366323  
F +971 4 4366321  
M +971 55 1764320

SAN PAOLO  
Archea Brasil Arquitetura  
& Design Ltda  
R. Harmonia, 86 - Vila  
Madalena  
São Paulo - SP, Brasil -  
CEP 05435-000  
t. +55-11- 2894-1278  
luca.sartori@archea.it





