

BORGO  ATONE

A COMMUNITY VILLAGE IN TUSCANY



BORGO BATONE

Nestled in the Tuscan hills surrounding the Lucca region and not far from the sea lies Borgo Batone. Batone has everything that makes a village a village: a harmonious collection of houses of different sizes, ages and functions, a well, a chapel, a village square and its own spring with medicinal water quality.

In addition, olive groves, a park with fruit trees and pergolas, vines, fragrant herbs, laurel hedges and flower beds - and greenery as far as the eye can see.









Borgo Batone reloaded

Inspired by the concept of the Albergo Diffuso, we would like to breathe new life into this magical place. As a place to meet friends and family from different regions of the world. As a stage for art and culture events. As a place for far- homeofficers and artists' souls. As a refuge from everyday life - in short: as a small piece of home in Tuscany.





Borgo Batone - How does it work?

Borgo Batone is designed as an albergo diffuso. This means that all the houses are centrally managed and rented. Through the shares one acquires the right to spend a quota of days in Borgo Batone. The exact number of days depends on the size, location, renovation costs and season (a more precise calculation will be made in the next planning phase). Depending on the number of fellow travelers and the mood of the guests, they may stay in a suite, in a secluded chapel house, or in a „shared hotel room“.



A contingent of residential units yet to be defined will be rented out to external guests and participants in seminars and art events. The rental income will flow back to all shareholders in proportion to the share amount (minus the running costs for maintenance and operation of the Borgo).





GOVERNANCE AND STRUCTURE

The owner of the Borgo will be the „Community Al-bergo Diffuso Borgo Batone s.r.l.“ (similar to a limited liability company), which consists of all shareholders. These have - independent of the amount of the subscribed shares - equal voting rights. Decisions are made in favor of agility by majority vote, whereby consensus is the desirable goal.





VISION

In our vision, Borgo Batone is a community village that revives the historic, supported by a colorful international community, deeply interwoven locally, carefully restored in a sustainable way and run collaboratively.

A place for downtime, creative time, events and seminars, where diversity comes together and mixes at the long Tuscan kitchen table.





SPACE FOR COMMUNITY

The jewel of the village is the 16th century „Villa Barsotti“, a typical Lucchese villa on 4 floors, surrounded by a park-like garden with citrus, camellias, roses and olive trees. The villa has been restored with great sense of space and time and is ready for immediate occupancy. The villa with garden and pool will become a reception, stage, coworking space, dining room - in other words, the heart of the village.







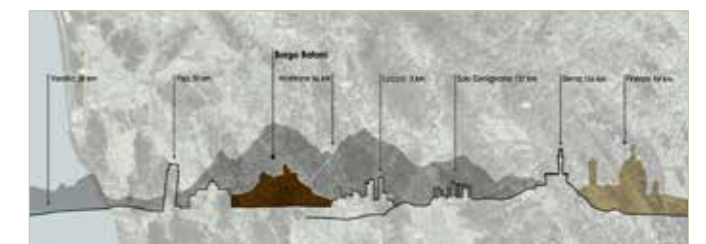
A village with history

The village dates back to the Roman legio- nary Bato, who gave his name to the village. Most of the village's 16 buildings date from the late Middle Ages and the Renaissance. After centuries of farming and wine growing, the ensemble stood largely empty from the 1960s onwards. A few years later, an art col- lector couple from Viareggio discovered the enchanted place on a hike - and spontaneou- sly fell in love with the village. Piece by piece, they lovingly furnished Borgo Batone, with the vision of making the village their exten- ded family residence.



The location

Batone belongs to the municipality of Pescaglia. In the neighborhood of Borgo Batone there are several small villages with good basic services: San Martino in Freddana has an alimentari, a bakery, a doctor and various trattorie - in other words, everything you need for a good life. 10 km away is the medieval cultural city of Lucca. Viareggio and Forte dei Marmi with their beaches are about 20 km away. Florence can be reached in about an hour. Siena, Volterra, San Gimignano, Arezzo, Sarzana, Cinque Terre and Parma can be explored in a day trip.



By car, Borgo Batone, can be reached from Munich in about 8 hours. Train travel is also possible to Lucca, then either bus, cab or bicycle.



Frequently asked questions

How much community and how much privacy will there be at the Borgo?

We envision a healthy mix of retreat and community, of tranquility and liveliness, of tête-à-tête and conviviality. The central meeting place will be Villa Barsotti with its Tavola Fratino, a large table where people eat and celebrate together.

How large is the property and how much usable land is there?

The property measures 25 hectares of land, consisting of vineyards, olive groves, woods, meadows, farmland, a mineral water spring and 17 buildings with a total area of 3600 square meters. The centerpiece is the 16th century Villa Barsotti, lovingly restored and furnished true to the original.

How much is a share and from when can one join?

A share is worth 10,000 euros and is the smallest entry sum.

Is it possible to acquire further building rights?

No. Further building rights are not possible.

Who are the current owners of the village?

The village belongs to signora Ricci e signore Gattai, an art collector couple from Viareggio. They have gradually bought up the individual buildings with the original aim of restoring it completely to its original state and using it as a family residence.

Are there any subsidy programs for the renovation / restoration?

Yes, there are various subsidy programs that we will apply for, including the so-called Super-Eco-bonus.

What condition are the buildings in the village in?

The condition of the individual buildings varies greatly - from acceptable to excellent. Villa Barsotti with its 636 sqm is perfectly renovated and furnished, another 2 houses are in an impeccable condition and ready for occupancy. As far as we can tell at this point in time, none of the buildings is so dilapidated that it could not be renovated.

Is the village completely empty?

Yes, the village is currently completely empty. However, both Villa Barsotti and Casa Gabriele can be rented as vacation homes.

Who is behind the project?

Behind the project is the architectural firm agmm Architekten + Stadtplaner, which specializes in village planning and community projects, and an interdisciplinary team of an interdisciplinary team consisting of a historian, two artists, a business-

man and an IT specialist. Namely, these are Patric F.C. Meier (architect), Katrin Frische (historian), Narcisa Fluturel (artist), Massimo Fiorito (photographer), Martin Pehnt (energy researcher), Nina Nisar (coach), Mahmood Nisar (entrepreneur) and Oliver Fuhrmann (software engineer).

What is your role?

We see ourselves as enablers. And because we fell in love with the place, we will also be there as users. In that sense, we have different hats on: Some as visionaries and enablers, others as service providers, and all of us as users of Borgo Batone.



Borgo Batone in a nutshell

- purchase of shares (1 share = 10.000 EUR)
- use for vacation - alone or with friends
- as a permanent residence for administrators, event operators, chefs and winegrowers
- seminars and cultural events for internal and external guests
- family parties and celebrations
- „Music in the chapel”
- „Far-Home-Office” / Coworking
- Investment / retirement provision



Schedule

June 2021

Initial contact - walk-through - get to know the owners - infrastructure review - decision to try.

June - October 2021

Info events off- and online for interested co-investors
Clarification of important infrastructural, legal and regulatory issues

October 2021

Reservation of the purchase option for us with a down payment of 160,000 EUR (5% of the purchase price of 3,200,000 EUR) to the owners (risk capital from 10% each of the subscribed shares until then)

From October 2021-Mid 2022

Establishment of the community ALBERGO DIFFUSO BORGO BATONE S.R.L

Mid / end of October

Further acquisition of co-investors to finance the feasibility study and initial planning, assumed costs 160,000 EUR (risk capital from 10% of the subscribed shares until then)

Application for financial support (Italy and EU)
Feasibility studies with different third parties (architects, local authorities, water suppliers, landscape architects...)

Mid 2022

Decision for or against the purchase of the village
In case of purchase: financial settlement Summer 2022



Figures

Investment volume 6.000.000,- EUR

Purchase price 3.200.000,- EUR

Assumed renovation costs 2.800.000,- EUR

National and European subsidies (e.g.: SuperBonus 2022/23 105%)

Reservation of the land 160.000,- EUR (5% of the purchase price)

Feasibility studies before the purchase decision 160.000, EUR





Financial participation opportunities

Actively involved self-users

- Co-creation of the project and village life
- Co-investment via shares and joint use of the village
- Assumed ROI pa per share: estimated 3-5%.

"Silent" participants

- Supporters of the idea Investment from 200.000 EUR with assumed ROI p.a.: estimated 3-5%.

Donations

- Foundation of a non-profit association

„Room Category“

Accommodation 1: *

Accommodation 2: **

Accommodation 3: ***

„Seasonal Factor“

Calendar
1 Jan. → 4
2 Jan. → 3
...
1 May → 5
2 May → 5
...
1 Dec. → 1

Category
* Factor
= Rating

Rating	
1 Jan. → 4 u	100 Euro
2 Jan. → 3 u	75 Euro
...	
1 May → 5 u	125 Euro
2 May → 5 u	125 Euro
...	
1 Dec. → 1 u	25 Euro

Rating	
1 Jan. → 8 u	200 Euro
2 Jan. → 6 u	150 Euro
...	
1 May → 10 u	250 Euro
2 May → 10 u	250 Euro
...	
1 Dec. → 2 u	50 Euro

Rating	
1 Jan. → 12 u	
2 Jan. → 9 u	
...	
1 May → 15 u	
2 May → 15 u	
...	
1 Dec. → 3 u	

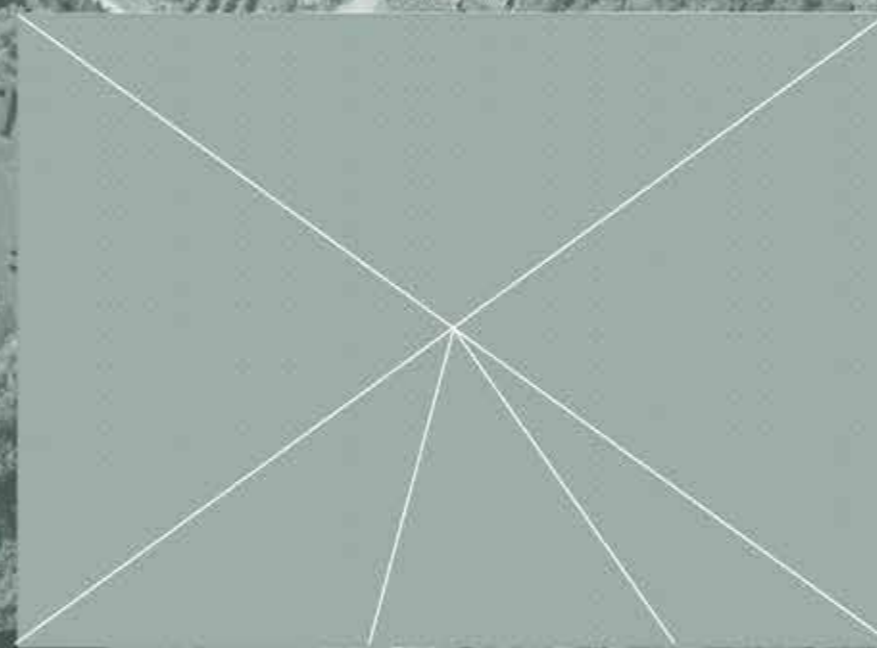
Pricing 1 u = 25 Euro

Accommodation 1: *

Accommodation 2: **

Accommodation 3: ***

Calendar
1 Jan. → 4
2 Jan. → 3
...
1 May → 5
2 May → 5
...
1 Dec. → 1



Share offsetting in the ideal case: (all income per unit- all costs per unit) * units in share

Basis

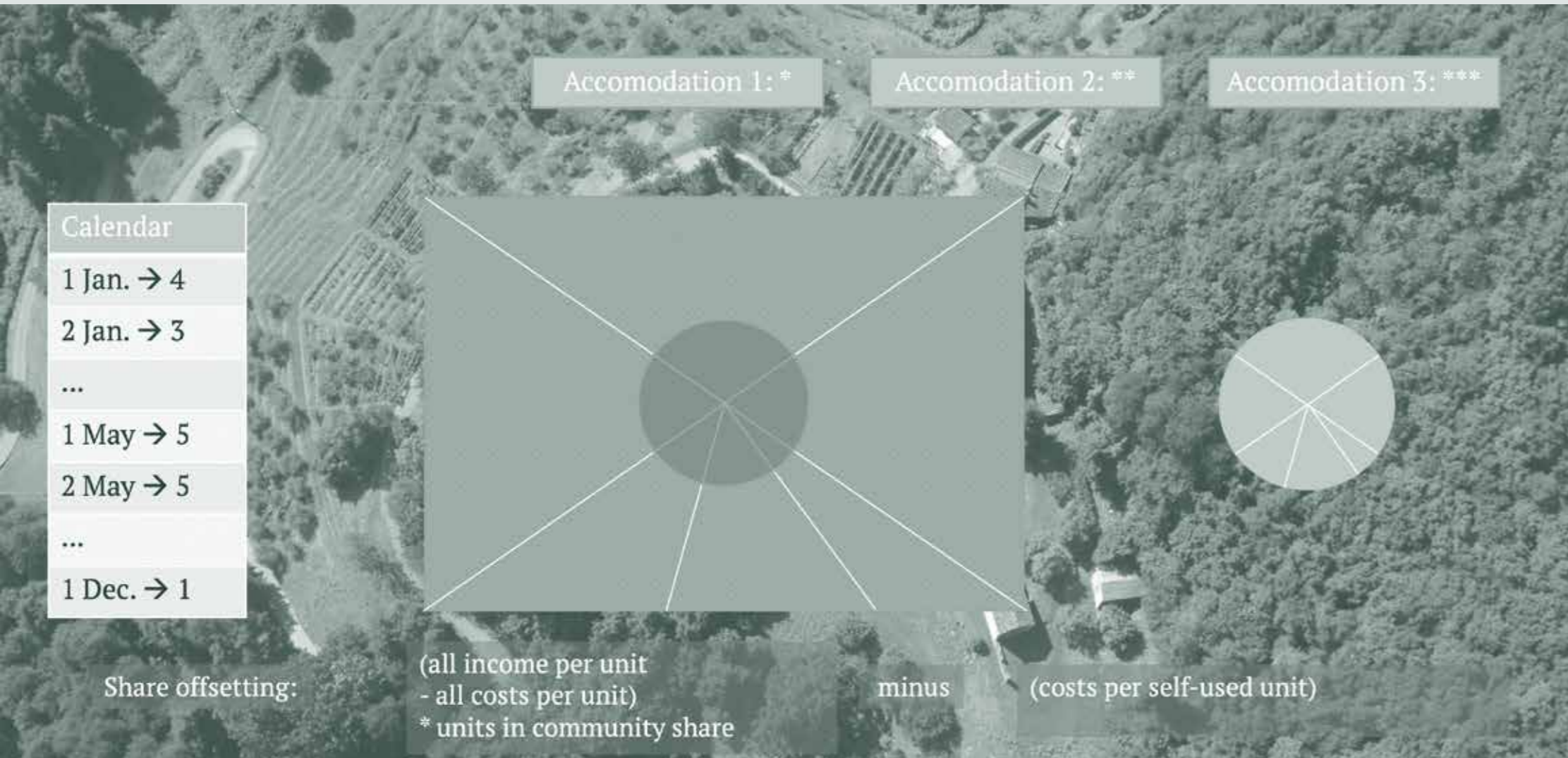
The lowest common denominator is found to account for profits and own stay times. Each accommodation is assigned a category and each day of the year is given a seasonal factor. Both multiplied by each other, results in a rating (point) for each accommodation on each day of the year. From these, the price per night is calculated.

Share allocation

The sum of all points represents the base that can generate profits for Borgo Batone and that can be used privately.

Thus, each share is assigned the corresponding number of points.

If now all expenses per point are subtracted from the income per point, the profit per point is obtained, which is then multiplied by the number of share points.



Own use

If points are used for own residence, they can no longer generate profits and are therefore excluded from the calculation. However, since costs do arise in the course of a year (gardener, personnel, property tax, etc.), these costs are to be borne by the owner in the case of own use.

The annual result is the sum of the profit per point in the community share minus the costs per point in the privately used share.

Since the needs can be different from year to year, sometimes the own share is not used at all, sometimes a lot more accommodations are needed for an anniversary celebration than are allotted according to the share, a kind of swap meet is being considered.



Albergo Diffuso: Borgo Battone

"Just like home, just like a hotel!"

Investment		Proportionate	per Accommodation	Comment
Investment volume	6.000.000 €	10.000 €	150.000 €	Refurbishment costs not yet precisely calculated; range of investment volume: € 4.5-7 million about 10% from purchas price
minus assumed subsidy	300.000 €		7.500 €	
Share value	10.000 €			
Shares	570	1	14,25	
Total percentage	100%	0,18%	2,50%	
In case of self-use				Comment
Accommodations	40	0,07	1	
Persons per accommodation and night	1,6			
Number of guests per day	64		1,6	
Number of usable days per year	190			Season: May - Sept. plus a bit of April and October and rest
Assumed persons per night per year	12.160	21	304	
Income from external use (albergo)				
Occupancy rate	35%			In the event of (fictitious) complete third-party use
Persons per night per year	4256	7	106,4	
Number of rentals	2660	5	66,5	
Average price per accommodation per night			85,00 €	
Income from rentals	226.100,00 €	396,67 €	5.652,50 €	
Minus current costs				Comment
Variable cost share depending on room price	10%			
Variable costs	22.610,00 €	39,67 €	565,25 €	
Overhead costs (gardener, administration ...)	35.000,00 €	61,40 €	875,00 €	
Total costs	57.610,00 €	101,07 €	1.440,25 €	
Result from external use				
Income minus costs	168.490,00 €	295,60 €	4.212,25 €	
Interest Rate	2,96%	2,96%	2,96%	
Questions		Answers *		Comment
If I purchase shares in the above amount, how many days could I stay in a room?		13		However, it is assumed that a room can be occupied twice.
Current costs are offset against income! But if I use my share completely myself, then there is no income. How high is my share of costs then?		174,74 €		If I only use part of the contingent for my own stay, then the other rentable part helps to reduce running costs and perhaps even generates a profit. It depends on what you provide, what you use yourself and how well the offer is received by the guest.
Contrary to the previous question, if I released everything for rent, what would the "interest" on my share be?		2,96%		Borgo Battone will not be 100% economic from the beginning. In the beginning, the return will certainly be much smaller or even non-existent. With increasing life in Tuscany, Borgo Battone will still become very interesting. In addition, the property will increase in value.
Purely theoretically: How many shares do I need for a room or for accommodation?		14,25		hypothetical: you may use everything ;-)
Als Gastronom: Mit wie vielen Frühstückten könnte ich pro Tag im Schnitt rechnen?		22,4		here: only per season from April/May to September/October

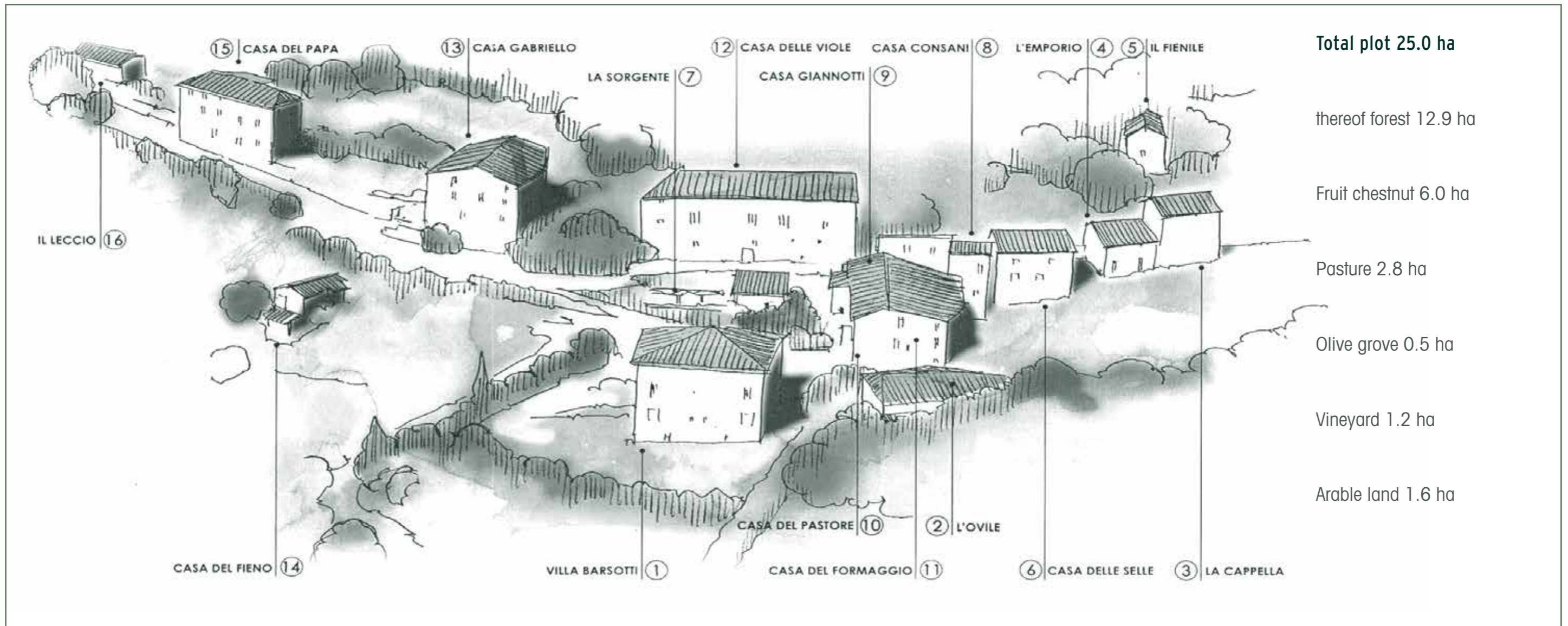
* The answers are estimated average values. Due to the very different room categories and the different attractiveness of the seasons, there are

Calculation (little „numbers playground“)

We provide a small calculation in an Excel file, which does not claim to be complete. Assumptions are made here that can be questioned and experimented with. All yellow fields are input fields.

So it can be seen what happens with the result or how the situation changes, if for example more or less shares are written, if the investment volume changes or similar. For example, an annual occupancy rate of 35% is assumed here, or an average price per accommodation of 85 euros.





House	Useful area	Person Number	House	Useful area	Person Number	House	Useful area	Person Number
1. Villa Barsotti	636m ²	8	7. La Sorgente	41m ²	-	13. Casa Gabriello	391m ²	6
2. L'Ovile	280m ²	5	8. Casa Consani	51m ²	2	14. Casa del Fieno	70m ²	2
3. La Cappella	40m ²	-	9. Casa Giannotti	168m ²	4	15. Casa del Papa	245m ²	6
4. L'Emporio	84m ²	2	10. Casa del Pastore	231m ²	9	16. Il Leccio	55m ²	2
5. Il Fienile	84m ²	4	11. Casa del Formaggio	321m ²	12	17. Appartamento Inglese	90m ²	4
6. Casa delle Selle	148m ²	6	12. Casa delle Viole	654m ²	16	Total	3.589m²	88



1. VILLA BARSOTTI

PROPERTY 5.000 m²
with garden, vegetable garden,
orchard and olive grove

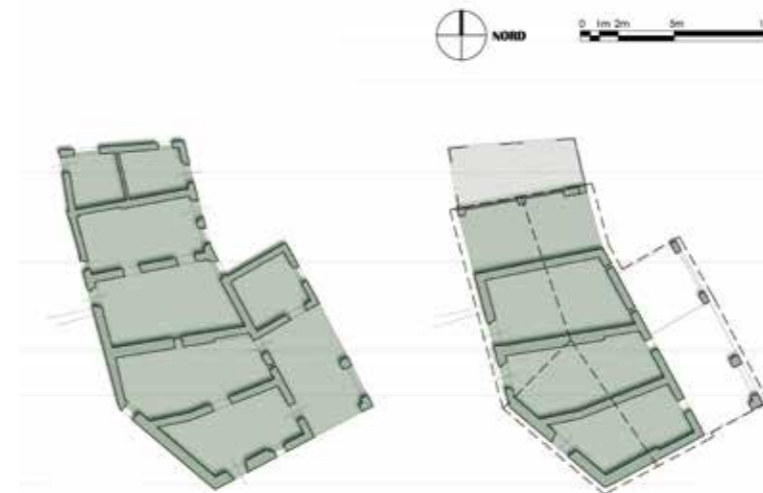
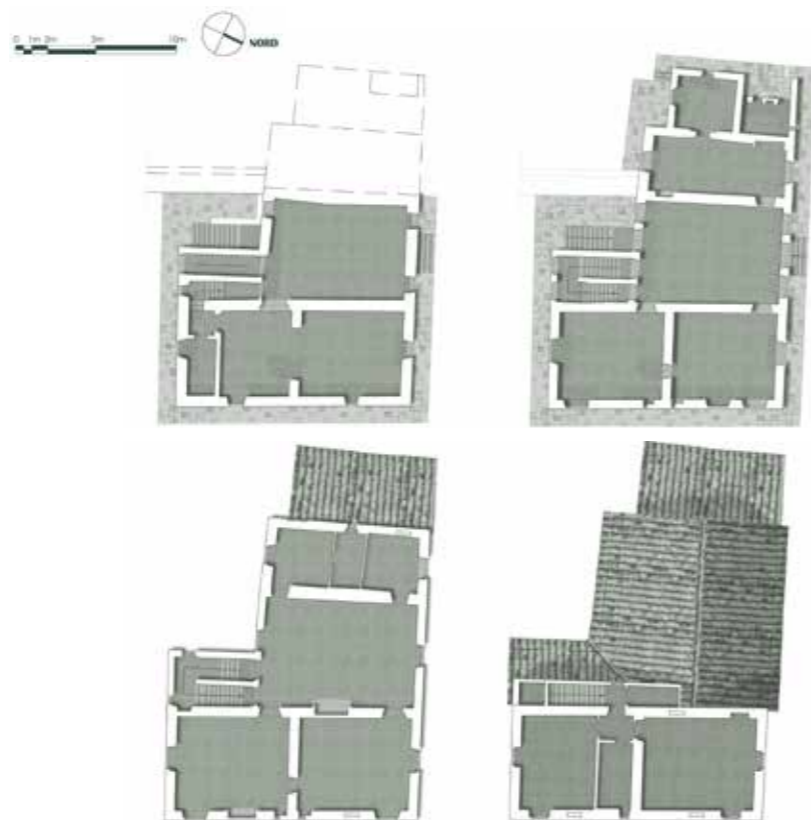
Space of the villa 636 m²
cellar 152 sqm
1 bathroom
1 living room
1 kitchen with service 1 cellar
First floor 205 m² 1 entrance
1 living room
1 dining room only with fireplace
1 kitchen with fireplace and
bathroom
Upper floor 184 m²
1 living room with fireplace
2 bedrooms
2 Schlafzimmer
1 anteroom
1 bathroom
second floor 94 m²
2 bedrooms
1 bathroom



2. L'OVILE

PROPERTY 700 m²
with garden and orchard

Space of the barn 280 m²
first floor 150 m²
7 rooms
1 veranda
First floor 130 m²
5 rooms

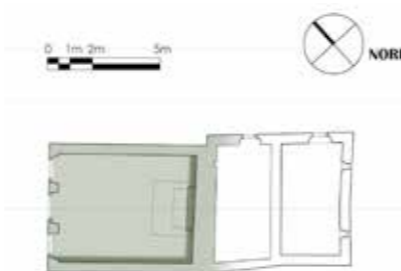


3. LA CAPPELLA

Space: 40 m²
1 room



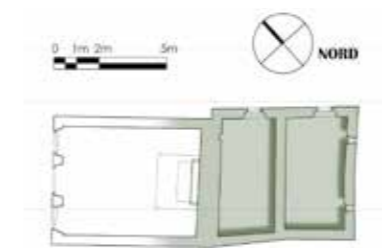
BORGO **B** ATONE



4. L' EMPORIO

PROPERTY 64 m²

Space: 84 m²
Ground floor 42 m²
2 rooms
Upper floor 42 m²
2 rooms



BORGO **B** ATONE

5. IL FIENILE

PROPERTY 197 m²

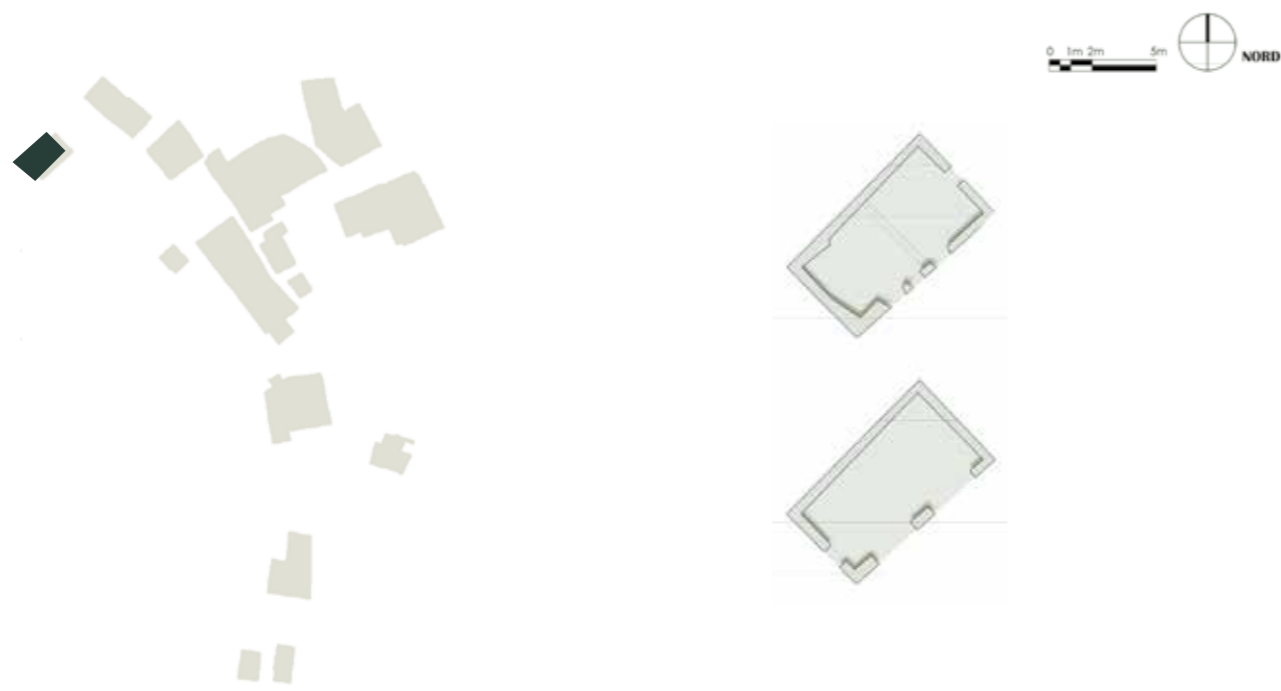
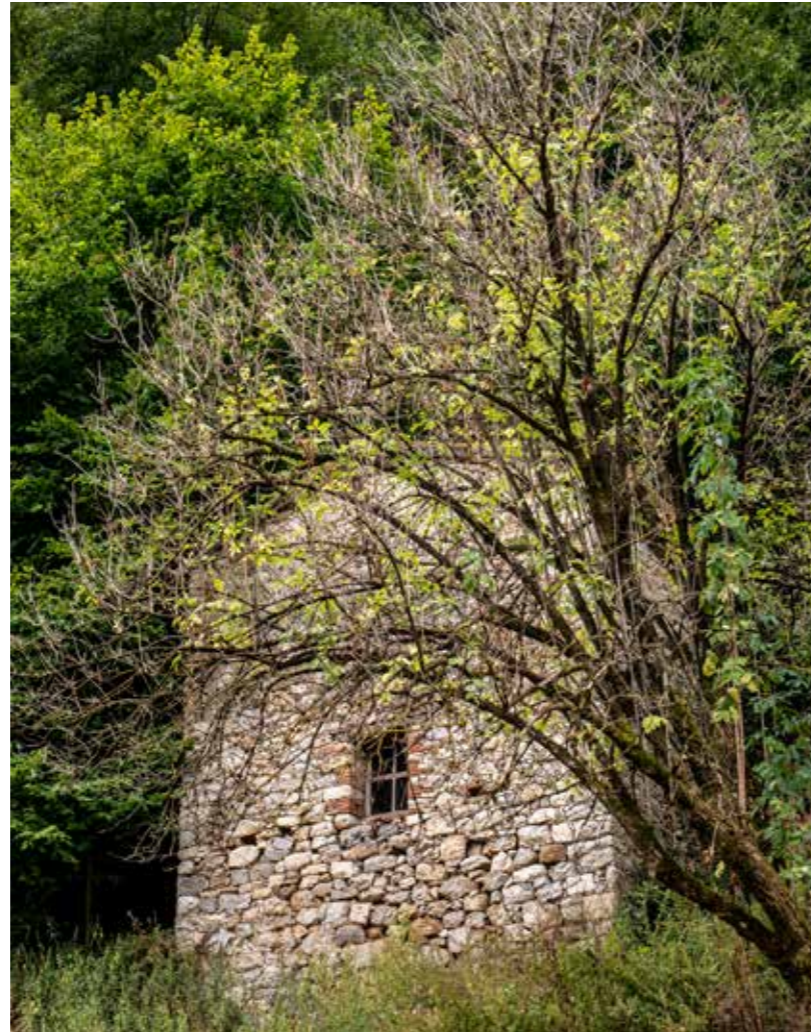
Space: 84 m²

Ground floor 42 m²

1 room

Upper floor 42 m²

1 room



BORGO **B** ATONE

6. CASA DELLE SELLE

PROPERTY 152 m²

Space: 148 m²

Ground floor 74 m²

2 rooms

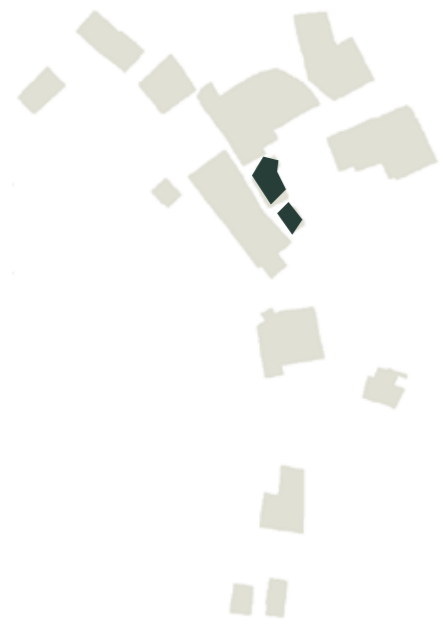
Upper floor 74 m²

2 rooms



BORGO **B** ATONE

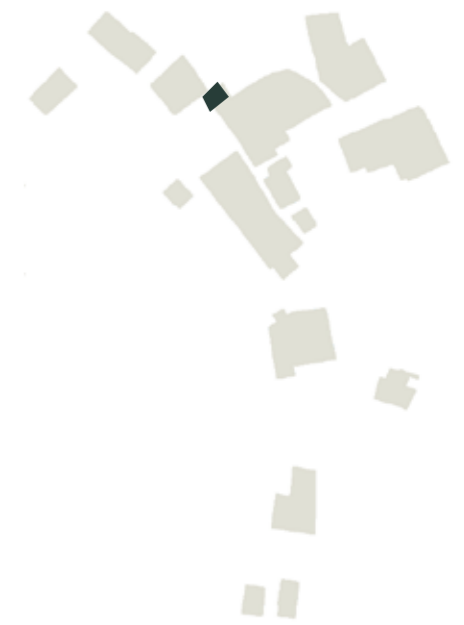
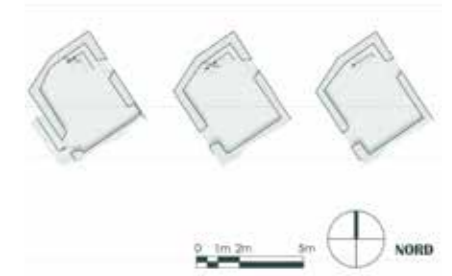
7. THE WELL



8. CASA CONSANI



Space: 51 m²
Ground floor 17 m²
1 room
1st floor 17 m²
1 room
2nd floor 17 m²
1 room



9. CASA GIANNOTTI

PROPERTY 74 m²

Space: 168 m²

Ground floor 56 m²

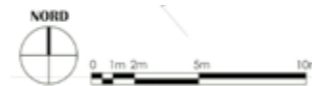
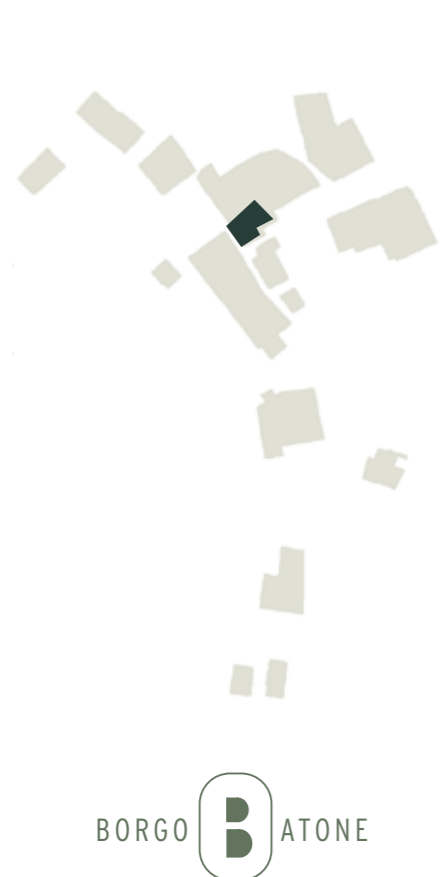
2 rooms

Upper floor 56 m²

3 rooms

Basement 56 m²

1 room



10. CASA DEL PASTORE

gothic building

Space: 231 m²

First floor 77 m²

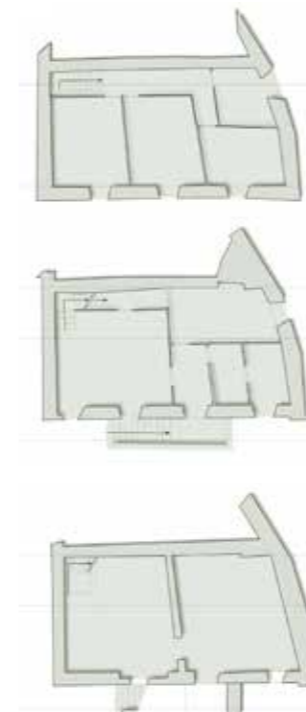
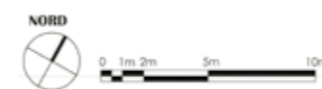
2 rooms

Upper floor 77 m²

3 rooms

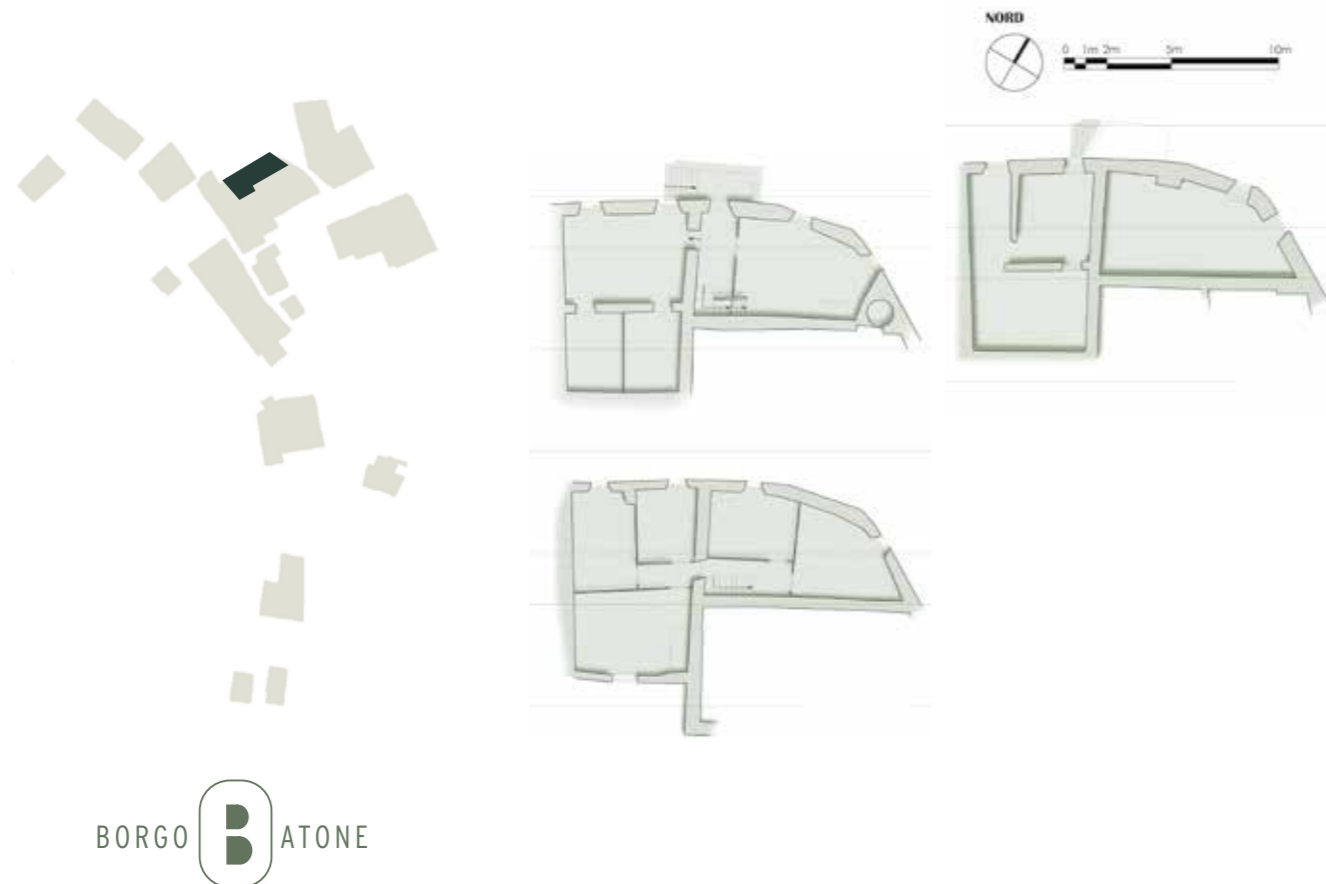
2nd floor 77 m²

3 rooms



11. CASA DEL FORMAGGIO

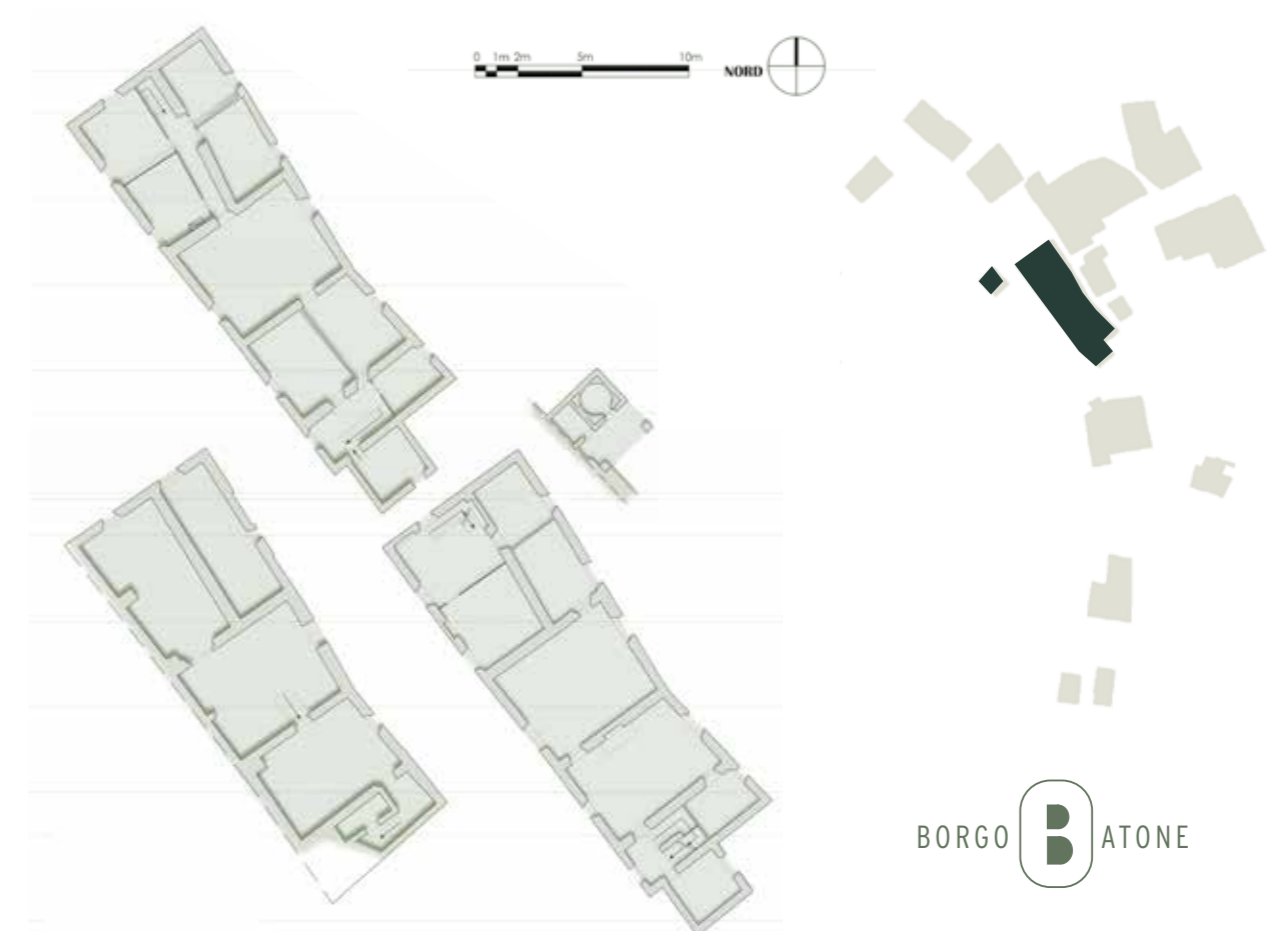
Space: 321 m²
Ground floor 107 m²
4 rooms
Upper floor 107 m²
5 rooms
Basement 107 m²
5 rooms



12. CASA DELLE VIOLE

gothic building

PROPERTY 483 m²
Space: 654 m²
Ground floor 212 m²
8 rooms
Upper floor 212 m²
9 rooms
2nd floor 212 m²
9 rooms



13. CASA GABRIELLO

PROPERTY 367 m²

Space: 391 m²

First floor 153 m²

8 rooms

Upper floor 153 m²

5 rooms

Basement 85 m²

2 rooms



14. CASA DEL FIENO

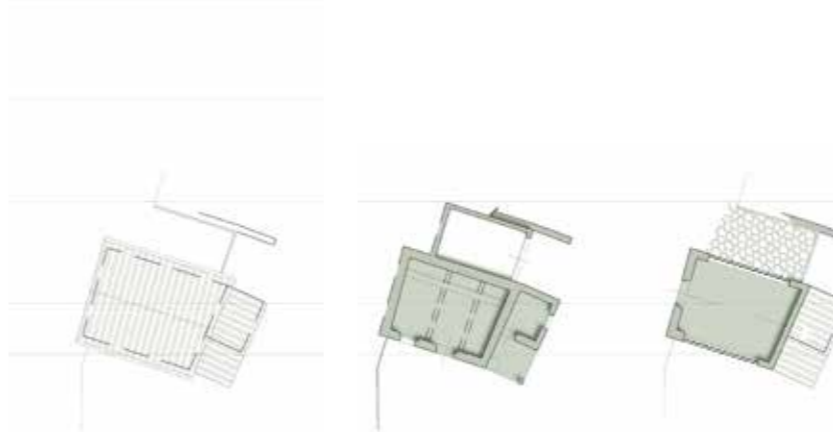
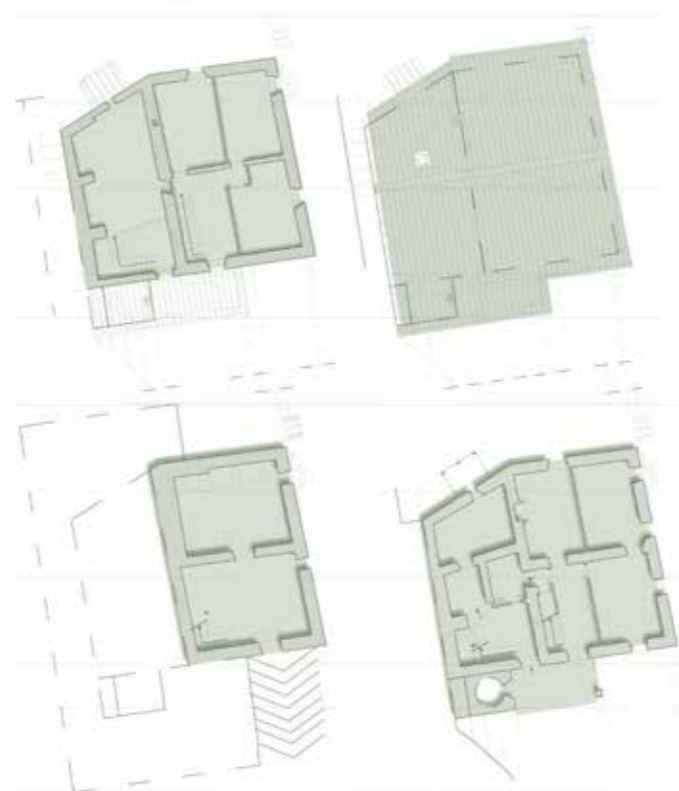
Space: 70 m²

Ground floor 43 m²

3 rooms

Upper floor 27 m²

1 room



BORGO **B** ATONE

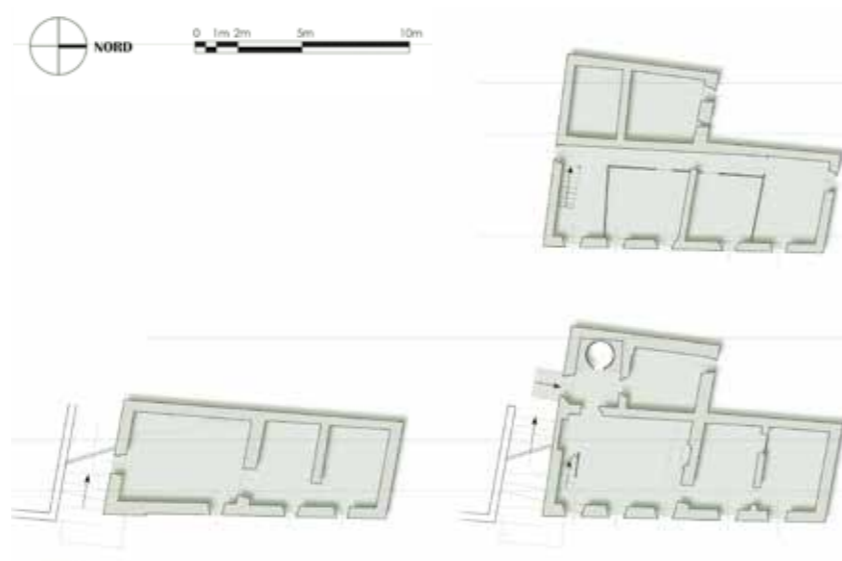


BORGO **B** ATONE

15. CASA DEL PAPA

PROPERTY 119 m²

Space: 245 m²
Ground floor 90 m²
5 rooms
Upper floor 90 m²
5 rooms
Basement 65 m²
3 rooms



16. IL LECCIO

PROPERTY 119 m²

Space: 55 m²
Ground floor 25 m²
1 room
Upper floor 30 m²
2 rooms



17. Appartamento Inglese

Space: 90 m²
first floor 45 m²
1 rooms
upper floor 45 m²
2 rooms







Massimo Fiorito from Verona, Italy
Photographer / 1st Chairman mq18Kunstplatz e. V.

Vision for Borgo Batone:

Where history and contemporary sustainability meet in harmony with nature and people.



Narcisa Flutarel from Resita, Romania
Künstlerin / 2. Vorsitzende mq18Kunstplatz e. V.

Vision for Borgo Batone:

To create a special place of connection between art and culture, which makes it possible to step out of everyday patterns of thinking and perceiving and to enjoy an effortless togetherness in the beautiful Tuscan countryside.



Patric F.C. Meier from Munich, Germany
Architect / Village Planner / Developer

Vision for Borgo Batone:

Bringing history to life and revitalising the village according to the motto „the whole is more than the sum of its parts“.



Katrin Frische aus München, Deutschland
Historikerin / Biografin / Storytellerin

Vision für Borgo Batone:

Aufbauend auf der Vision der Besitzerfamilie die Geschichte von Borgo Batone weiter erzählen. Eine Gemeinschaft aus Gleichgesinnten unterschiedlicher Kulturen schaffen

TEAM INTRODUCTION

Our team is in constant growth.
We are happy about everyone who joins us.

Status 4.11.2021



Johannes Liess from Berlin, Germany
Village designer

Vision for Borgo Batone:

Leave Berlin at noon, cross the Brenner Pass at night and arrive in the morning, in a place that has fallen out of time. A small village. Breakfast on the terrace and then a very long siesta. A home in Tuscany.



Martin Pehnt from Heidelberg, Germany
Energy Researcher

Vision for Borgo Batone:

Sustainable, simple and historically sensitive renovation; awakened to joyful and creative life - that's how I imagine Borgo Batone. Ideas abound; perhaps a chamber music course in the chapel or a small summer school in the villa? Or just enjoying it.



Nina Nisar from Frankfurt, Germany
Relational Coach / Interior Designer / Host

Vision for Borgo Batone:

A hive of international co-creation mingles with the Tuscan art of living. A place to connect in nature.



Mahmood Nisar from Kabul, Afghanistan
Advisor International Politics / Entrepreneur / Host

Vision for Borgo Batone:

A place - plain, simple, high quality - for cooking and living together. Authentic life in the beautiful nature of Tuscany.



Oliver Fuhrmann from Munich, Germany
Software Engineer

Vision for Borgo Batone:

I sit there, - look - smell - taste - feel.
Everything appears. I am.
No dream!



Shared time in Borgo Batone

„Wir waren verzaubert von der Ursprünglichkeit von Borgo Batone. Kaum zu glauben, dass es so nah bei Lucca ein solches Dorf im Dornröschenschlaf gibt! Spontan angereist, trafen wir auf nette Menschen im lauschigen Garten und wurden eingeladen zu einem improvisierten, leckeren Pranzo auf der Sonnenterrasse. Wir wünschen uns einen magischen Ort der Begegnungen, des Entdeckens, des Zusammenspiels zwischen Altem und Moderne und des Rückzugs.“

„We were enchanted by the authenticity of Borgo Batone. It's hard to believe that there is such a village in slumber so close to Lucca! Arriving spontaneously, we met nice people in the cosy garden and were invited to an impromptu, delicious pranzo on the sun terrace. We wish for a magical place of encounters, of discovery, of interplay between the old and the modern and of retreating.“

Anke und Lars Torkuhl

„Borgo Batone é un progetto che racchiude la magia di un cerchio completo: una comunità attiva e partecipe, l'arte, la bellezza, la natura, la condivisione serena degli spazi, la capacità di confrontarsi e nutrirsi di tutto ciò che, da soli, é impossibile produrre.“

„Borgo Batone is a project that encompasses the magic of a complete circle: an active and participatory community, art, beauty, nature, the peaceful sharing of spaces, the ability to confront and nourish everything that, alone, is impossible to produce.“

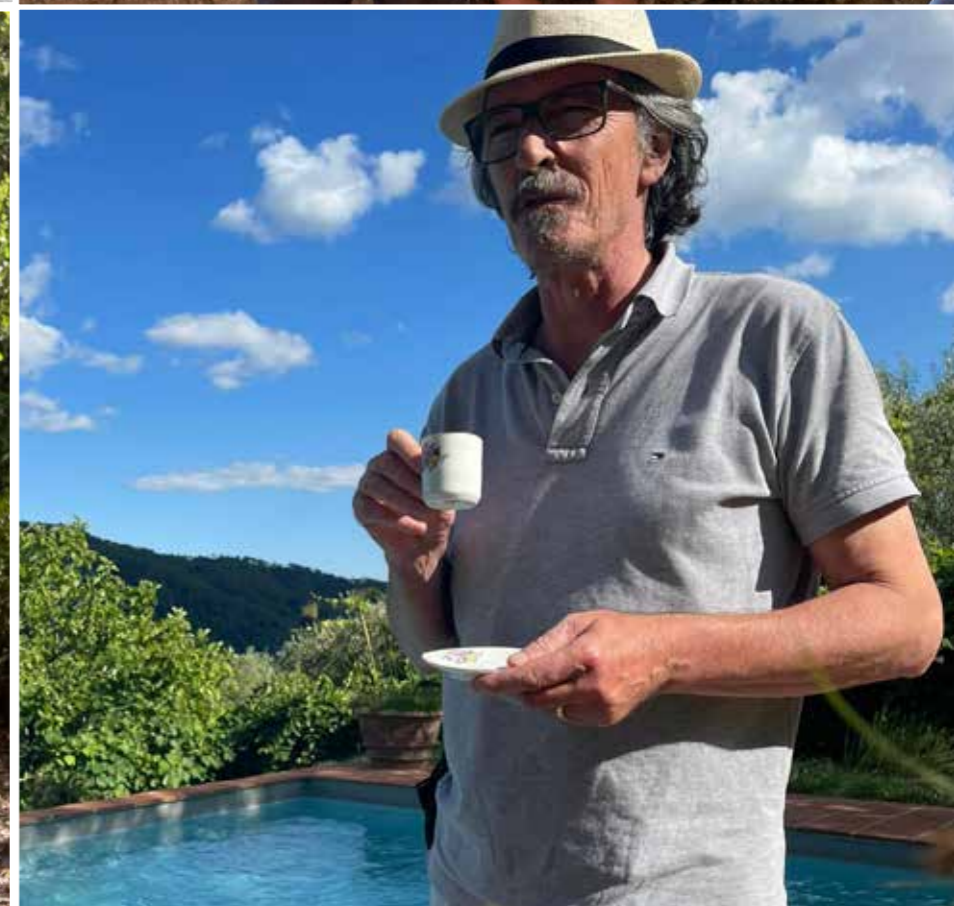
Loretta Amadori

„Å dele noe med andre gir dobbelt glede. Borgo Battone åpner for nye opplevelser med mennesker i vakre omgivelser.“

„Sharing something with others gives double joy. Borgo Batone opens up new experiences with people in beautiful surroundings.“

Thomas Moe







We have the vision and the expertise.

Now we need people who share our vision.

Who, like us, are burning to revive this wonderful place.

We look forward to all those who join us in reviving the Borgo from its Sleeping Beauty!





BORGO **B** ATONE

www.borgo-batone.com

contact: info@borgo-batone.com