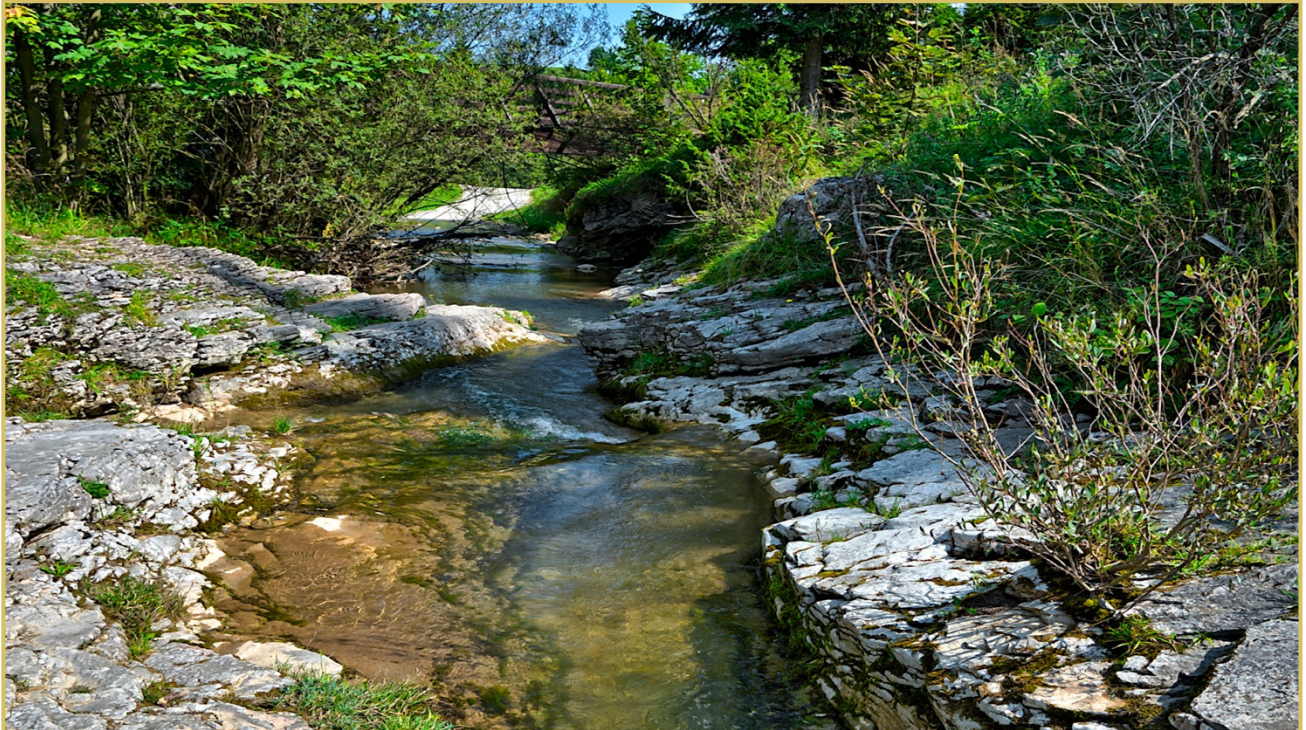


NATURAL SPRING WITH BOTTLING PLANT FOR SALE IN TUSCANY

Cantagallo – Prato – Tuscany



Interiors
1,200 m²

Total land
1.1 ha

Production capacity
50,000,000 bottles / year

In the heart of the **Tusco-Emilian Apennines**, immersed in a naturalistic context of extraordinary environmental value, this exclusive property hosts a **facility for bottling natural mineral water** fed by **springs** that flow directly from the living rock. The collection area falls within an extensive protection zone, entirely wooded and free of settlements, ensuring the maintenance of the water's exceptional purity qualities.

Classified as **oligomineral water**, it has been appreciated for centuries for its beneficial properties, proven by clinical studies. Its composition makes it suitable for supporting liver function and urinary tract health, as well as being suitable for low-sodium diets and pediatric nutrition.

The property includes two separate plots of land, respectively **5,765 m²** and **5,490 m²**, located at approximately **600 and 800 meters** above sea level. The first lot hosts the production plant, with a total area of about 1,200 m², equipped with an **artesian well** drilled up to 60 meters deep, used for water supply for cleaning the bottling lines. The second lot houses the springs, connected to the plant by a **collection pipeline about 1.8 km long**, designed to convey the water while preserving its original qualities.

SUMMARY OF THE PROPERTY

REFERENCE #: 3067 – SORGENTI DI LENTULA

TYPE: natural spring with bottling plant

CONDITIONS: good condition

LOCATION: hillside

ACCESS: excellent

INTERIORS: 1,200 square meters (12,912 square feet)

CURRENT PRODUCTION POTENTIAL: up to 50,000,000 water bottles / year

MAIN FEATURES: natural springs, water bottling plant to be restarted, conduits for water transport

EXTERIOR: 1.1 hectares (2.7 acres)

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: Artesian well + natural springs

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

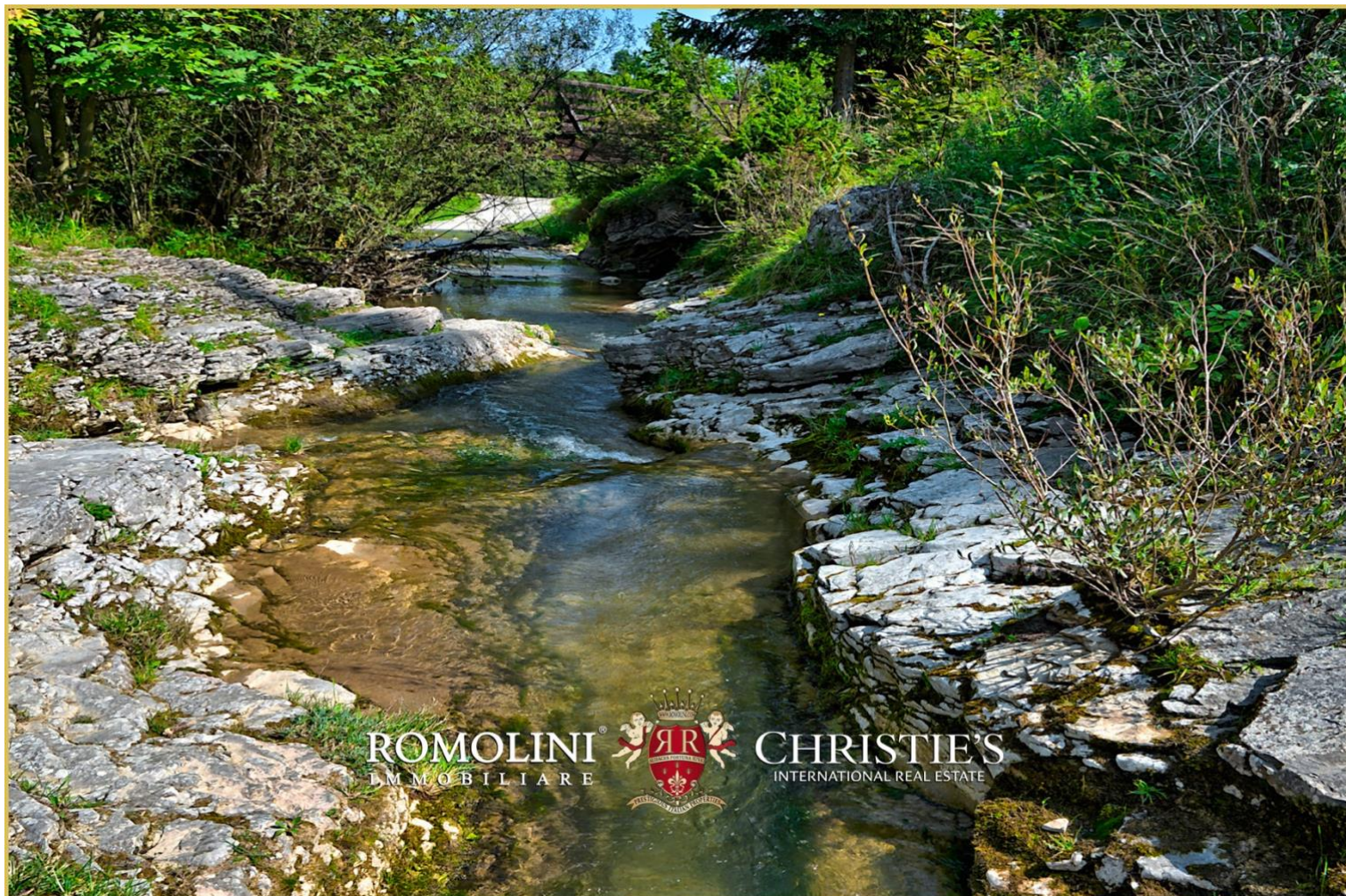
HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (5km; 5'), Pistoia (33km; 50'), Prato (40km; 1h 10'), Monsummano Terme (45km; 1 h), Montecatini Terme (45km; 1h), Firenze (70km; 1h 30'), Lucca (75km; 1h 20'), Pontedera (75km; 1h 30'), Pisa (95km; 1 h 35'), Viareggio (100km; 1h 35'), Camaiore (100km; 1h 35'), Forte dei Marmi (105km; 1h 35'), Livorno (120km; 1h 55'), San Gimignano (120km; 2h), Siena (135km; 2h 5'), Volterra (140km; 1h 20'), Bolgheri (170km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (60km; 1h 10'), Bologna G. Marconi (75km; 1h 20'), Pisa G. Galilei (105km; 1h 30'), Perugia San Francesco (225km; 3h), Genova C. Colombo (230km; 2h 45'), Milano Linate (275km; 3h 10'), Roma Ciampino (350km; 4h 15'), Roma Fiumicino (370km; 4h 5')







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