



FORCI

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## We are

Forci is a multifaceted family project — a Regenerative Farm and forthcoming Healing Sanctuary, Farm-to-Table Restaurant, Gallery Space with an Artist Residency Program, and an inspiring community of owners developing sustainable Tuscan farmhouses — all nestled within the captivating and unspoiled Region of Tuscany



## The Farming Estate

Forci, a regenerative farming estate, nestled amidst 350 hectares of forest and rich agricultural land, exudes enchantment. Its ancient hills and valleys resemble a natural amphitheater, providing inspiring views of the unspoiled countryside, the city of Lucca, the glistening Ligurian Sea, and the majestic Apennines.

With its historic buildings, some dating back to the early 15<sup>th</sup> Century, venerable vineyards, and olive trees, Forci embodies not only the land's rich history but also a sense of timeless beauty. Amidst this breathtaking scenery, the air is transformed, carrying the melody of birdsong and revealing the magical essence that defines Forci.

# FORCI

- A Fattoria (farm building)
- B Villa Forci

- 1 Forci Offices
- 2 Wine & Olive Oil Production
- 3 Gallery & Events Space
- 4 Farm to Table Restaurant

- 5 Healing Sanctuary (Lecceta)
- 6 Healing Sanctuary (Corticella)

## RETREAT & HOLIDAYS HOMES

- 7 Borgo Pastore
- 8 Borgo Colle

- 9 Team Housing (Fontana)

## FARMHOUSES

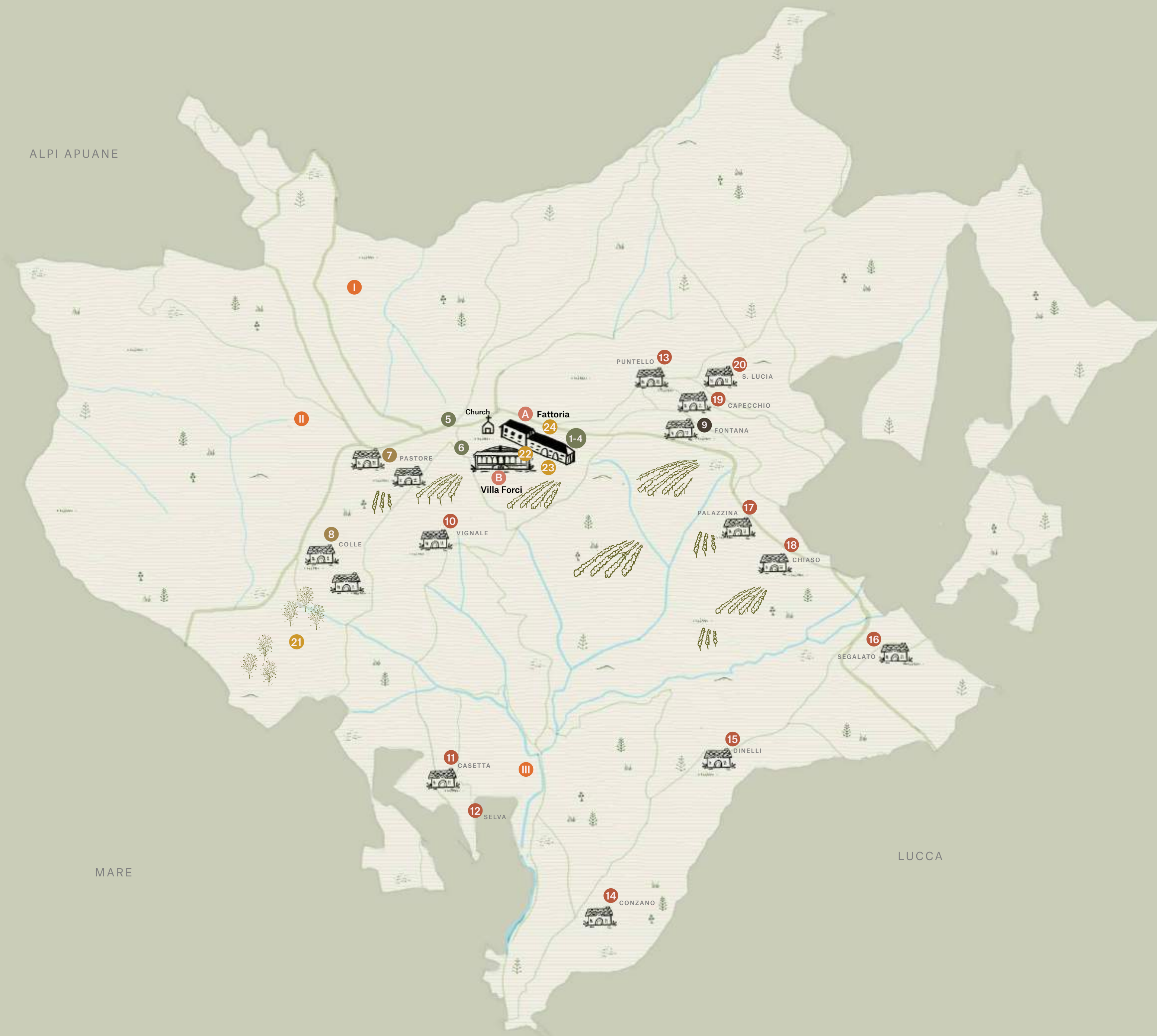
- 10 Vignale
- 11 Casetta
- 12 Selva
- 13 Puntello
- 14 Conzano
- 15 Dinelli
- 16 Segalato
- 17 Palazzina
- 18 Chiasso
- 19 Capecchio
- 20 Santa Lucia

- 21 Olive Groves
- 22 Orchard
- 23 Vegetable and herb garden
- 24 Triangle vegetable garden

## RUINS

- I Ginese
- II Spicciano
- III Al Basso

ALPI APUANE



LUCCA

MARE

# Our pillars

In addition to its important position in Lucca's history and its extraordinary location, what truly sets Forci apart as a project and makes it unique are the foundation pillars that the family has created:



## Farm

With our regenerative farm techniques we grow a diverse array of vegetables, medicinal herbs, fruits, bio-dynamic wines and organic olive oil



## Art

Through Art and our Art Residency program, we communicate the principles of regenerative living



## Healing

Transformative regenerative healing programs and retreats that center on Soil, Cell, Self, and Others



## Food

A "Farm-to-table" restaurant, focusing on healthful farm products and locally-sourced organic products



## Living

With Forci's sustainably developed farmhouses we invite homeowners to become part of our community



# 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. Buyers will find 3 types of farmhouse projects with several levels of renovations:



The Project Coordination team at Forci would be available to work with potential buyers to select the type of property and the type of project that is best suited to them, to the property and to their budget, within the framework of the historic preservation guidelines.



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## Embracing Regenerative Agriculture

By following the principles of regenerative agriculture and “re-booting” the Forci farm in a smart way based on permaculture design, Forci 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.

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## Your Personal Tuscan Farm

One of the captivating highlights of owning a house at Forci lies in the generous provision of 1-4 hectares of land dedicated to each homeowner, offering certain planting possibilities and a true connection to nature. Owners will have the option to collaborate with the Forci farm team and include an herb garden, more olive trees, some fruit trees and bushes. Imagine having access to an abundance of fresh, homegrown fruits and vegetables right on your doorstep!

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## Community Building and Sharing

At Forci, the spirit of community is fostered by sharing the abundant harvest. Homeowners have the opportunity to connect with their neighbors and engage in activities such as meals and harvesting events. These shared moments in nature not only strengthen the bonds within the community, but also cultivate a sense of pride in the shared achievements of sustainable living.

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## Sustainable Design

Forci offers homeowners an option to support them in renovating and designing houses based on Regenerative/Circular Construction Principles such as reusing materials, embracing renewable energy sources, focusing on efficient insulation, re-using grey water, and collecting rain water. Our goal is to assist homeowners to create beautiful, comfortable, and environmentally-friendly homes, while making responsible choices and minimizing waste for a brighter future.



## The Architects

Inspired by renowned and award winning London based Architect **Alex Michaelis** (also cousin of the family) of Michaelis Boyd Architecture, talented local architects have been selected to collaborate on the Forci Project.

— Studio Cecchini-Chiantelli designing the Farm Houses Segalato Farm Estate, Dinelli and Conzano

— Caminoli-Coppola designing the Farm House Capecchio

— Pardini-Hall designing the Farm Houses Chiasso and Palazzina

— Studio Pierattelli designing the Farm Houses Selva, Casetta, Vignale, Puntello and Santa Lucia

The project architect for the renovation of the farm buildings, which will be developed for the innovative, holistic and regenerative activities of Forci is **Massimo Rocco** of RoccoePuccetti Architects in Lucca, who are experts in the restoration of historically protected buildings, as the ones of Forci.

















# Additional Optional Offerings

We cherish the uniqueness of every homeowner and hold personalized care in high regard. We firmly believe that your needs are as individual as you are, which is why we offer optional services that can be tailored to your specific circumstances.

- Property Management Services
- Fiscal and Legal Coordination
- Hospitality and Event Services
- Wellness and Recreational Activities

*These categories encompass a range of offerings aimed at enhancing your experience with us. Feel free to reach out to us if you are curious to dive deeper into each category.*



## The Location & Neighborhood

Forci 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.

Forci 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.

The charming town of Lucca is renowned for its rich history, stunning architecture, and picturesque surroundings. The neighborhood of Lucca offers a wonderful blend of cultural heritage and modern amenities, making it a sought-after place to live.

# Forci Farmhouse Purchase Process (Indicative timeline of main steps)

*7 to 9 months process more or less*

*Due diligence & project work  
with Architects/Engineers*

*Payment of 35% of  
purchase price as deposit*

*Payment of balance  
of purchase price*

*Start of renovation works*





If Forci feels like the right place for you, send us  
an email at [contact@tenutadiforci.com](mailto:contact@tenutadiforci.com)