

SAN GIOVANNI

A PRIVATE TUSCAN ESTATE · CASOLE D'ELSA · TOSCANA



7
BEDROOMS

7.5
BATHS

14
GUESTS

3
HOUSES

135
ACRES

45 m
FROM FLORENCE

The estate

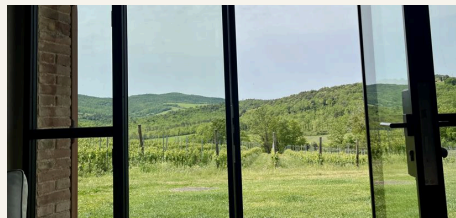
Once farmland and hunting grounds, San Giovanni has been returned to life as a vineyard tended by hand. Its 135 private acres hold 13 acres of vines and olive groves, a heated infinity pool over the valley, a bocce court, and gardens, with sweeping views to the hilltop town of Casole d'Elsa.

Three restored houses sit at its center: the main house with four suites and the great rooms, the annex with two suites and a sitting room of its own, and a guest house remade from the old wine tasting room, its arched doors opening straight onto the vines. Together they sleep fourteen.

The setting

San Giovanni is the largest and most desirable site within Casali di Casole, the Timbers Resorts estate surrounding Belmond Castello di Casole, long ranked among Europe's finest hotels. Guests and owners enjoy privileges at the Castello's spa, restaurants, and bar, minutes from the villa's door.

A bilingual concierge team cares for the villa year-round: housekeeping, private chefs, groceries, drivers, and reservations, all through one team. Florence is about forty-five minutes away, Siena thirty, Rome a three-hour drive.



MATTUCCI

The estate's own super Tuscan, dedicated to Bruno Mattucci, who left Italy for America in 1902 with little more than his name, his heritage, and the courage to begin again. Poured at the villa alongside San Giovanni Estate olive oil, both available to guests and owners.

La terra · La famiglia · Il vino · Per sempre

Investment summary

MAC SAN GIOVANNI INVESTORS, LP

Macfarlan Capital Partners, L.P. participated in the initial capitalization of Castello di Casole and profitably exited in 2004, maintaining a close relationship with developer David Burden of Timbers Resorts. That history, combined with dislocation in the European markets, created the opportunity to acquire the estate's largest landholding at opportunistic pricing: the Partnership purchased San Giovanni for €3,167,000 in 2017, then completed a full renovation of the villa and restored the vineyard and groves. After enjoying use during the hold period, the Partnership will have the opportunity to sell and distribute the profits.

Ownership is held through twelve limited partnership units in a U.S. partnership that owns the Italian farming company (agriturismo) encompassing the villa, vineyard, groves, and the estate's wine business, now produced under its own Mac San Giovanni Società Agricola. The villa is cared for and rented through the concierge team at Casali di Casole, producing revenue during the hold.

Ownership

BY INTRODUCTION

Structure	12 LP units, U.S. partnership	Preferred return	8% simple annual, then return of capital
Full interest	\$1,300,000 USD · 4 weeks per year	Promote	75% LPs / 25% GP thereafter
Half interest, when available	\$650,000 · 2 weeks per year	General Partner	Mac San Giovanni Investors GP, LLC
Annual shared expenses	\$25,000–30,000 full · ~\$12,500 half	With ownership	Pro-rata share of the estate wine business
Unused weeks	Timbers Reciprocity Program, or rented as a credit toward shared expenses	During stays	Partnership car · 15% at Belmond Castello di Casole

Shared expenses cover maintenance, operations, accounting, improvements, legal, automotive costs, and ongoing property care.



The sponsor

MACFARLAN.COM

Macfarlan Capital Partners, L.P. is a Dallas-based commercial real estate investment sponsor with over forty years of experience, serving family offices, institutions, and wealth managers. Led by Dean Macfarlan and Mac Macfarlan, the firm has invested nearly \$2 billion over its history. Castello di Casole is Tuscany's premier resort property, and San Giovanni is its largest and most desirable site; the firm's experience with this asset reaches back to its original capitalization.

Ownership inquiries

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