

# Montecatini Terme One Of The Great Spa Towns Of Europe

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PART II

CONTINUATION FROM LAST ISSUE

## **THE SPAS**

**The Terme Nuove Redi Baths** is a modern spa located in Montecatini Terme. It was initially designed by Gian Luigi Giordani and Ippolito Malaguzzi Valeri in 1963 and later renovated and expanded by architect Oreste Ruggiero in 2009. The spa was inaugurated in the spring of 2010 and spans several floors, covering an area of about 8,000 square meters. The establishment is named after Francesco Redi, a seventeenth-century doctor and writer who recognized the exceptional properties of the Montecatini waters and recommended them to his patients as a remedy for various ailments. Terme Redi provides authentic treatments using Montecatini's thermal waters. They offer treatments for health conditions such as osteoarthritis, rheumatism, joint pain, blood circulation problems, cellulite, acne, and post-accident, post-surgical, and post-overexertion effects from sporting activities. The treatments include mud baths, hydro-massages, ozone baths, massage therapies, physiotherapies, inhalation therapies, and electronic equipment. It's an ideal destination for people with pharyngitis, chronic laryngitis, chronic smoking bronchitis, rhinogenic deafness, and other health issues. The facility has a pediatric department, medical offices, inhalation rooms, and a pulmonary ventilation room. It also features a large physiotherapy area with thermal

pools for vascular treatment, as well as two gyms. Additionally, there are several departments, including the Inhalation Department, which has 154 computerized devices, the Mud Therapy Department, and an underground physiotherapy rehabilitation department. The physiotherapy rehabilitation department has thermal pools, gyms, and customized programs for athletes. In addition, the facility offers yoga classes, holistic treatments, and Ayurvedic cures.

Founded in 1773, **the Terme Regina** is located within the Tettuccio park. The current complex, built between 1923 and 1927, was designed by Ugo Giovannozzi in the Neo-Renaissance style. The Regina Spring sits at the park's highest point and is surrounded by a circular portico renovated in 1937. Adjacent to the spring, Regina Hall is a significant architectural structure with a large rectangular layout, primarily constructed of travertine. The hall features a central arcade that adds to its grandeur and leads visitors to a monumental entrance adorned with intricate Liberty-style embellishments. Inside the hall, visitors can appreciate the beautiful colored glass ceilings, which enhance the space's aesthetic appeal and atmosphere. The central hall is divided into two side rooms: one formerly used to



dispense water for treating the hepatic system, and the other for serving refreshments. The Regina Hall can host 250 attendees and is the top choice for chamber, vocal, and solo concerts. It has excellent acoustics, making it perfect for romantic performances. The venue has a 19th-century salon vibe and is ideal for those who appreciate music and want a select few to enjoy the experience.

**The Terme Leopoldine** baths were constructed in 1787 at the behest of Grand Duke Leopold II of Tuscany, under the supervision of architect Gaspare Paoletti. They embodied the neoclassical style of the period. The building's exterior is notable for its portico with a pediment and loggias with rounded arches. The baths were initially located where the "Bagno dei Merli" stands today. They were named after Grand Duke Leopoldo and underwent significant renovation and expansion between 1919 and 1926 under the guidance of Ugo Giovannozzi. This transformation created today's magnificent structure, characterized by an elegant travertine façade. The neoclassical pronaos of the building extends gracefully into two expansive wings that envelop a vast crater measuring over twenty-two meters in diameter. The therapeutic thermal waters are housed within this crater. The pool is filled solely with Leopoldina thermal water, which originates from a crater about 60-80 meters underground and maintains a steady temperature of 33°C. This specific mineral composition and high temperature can be beneficial for treating the intestinal system, rheumatoid arthritis, and peripheral vascular disease. The Tettuccio and Redi spa facilities, as well as the Excelsior12 Wellness Centre, use these thermal waters. These thermal pools, once the largest in Europe, also include a Roman bath. The site's restoration began in 2009 with an ambitious project designed by architect Massimiliano Fuksas. The vision was to merge traditional Roman spa treatments with cutting-edge wellness technologies. The project included a grand thermal water pool over 2,400 square meters and a wellness center over 4,800 square meters. Sadly, the largest Roman bath in Europe that was planned never came to fruition, and the site was left abandoned. This noteworthy structure requires significant restoration and is currently closed.

**Terme Torretta** (1928) takes its name from its neo-medieval tower. The complex was founded in 1829 as a factory by Count Baldino Baldini. In 1904, the architect Giulio Bernardini built the present building, adding a neo-Renaissance portico inspired by Florentine Quattrocento models. Later, between 1925 and 1928, Ugo Giovannozzi carried out further expansions. The building was renovated into a neo-medieval castle with a drawbridge and a tower. In 2022, the abandoned building was found to be in an advanced state of decay. There were obvious structural problems, particularly with the roof, which had collapsed in some places. The garden had an inadequately sealed thermal well since closure, posing a serious safety hazard. The building is currently for sale and awaiting renovation.

The establishment is known for its high tower with battlements, corbels, pointed arches, and loggias, resembling those of the Florentine Renaissance.



The exterior is decorated with fake graffiti ashlars, festoons, and trabeated windows with arrow and oval moldings. The large park has several thermal springs, including the Acqua della Torretta, Media, and Villino, and is crossed by the Castagnaregolo stream, which forms a small lake. The Fonte Rinfresco branch and the small circular temple of the Giulia spring are on the opposite side of the park, beyond the main building. Visitors can explore the park's ruins of towers and caves and descend into a series of ancient underground cellars.

**The Terme La Fortuna** was discovered in 1853. Its current building, set in a garden, was constructed around 1912 by Giulio Bernardini. Initially, the building housed spa treatments and water bottling, including large cisterns for storing water. The building is known



for its ornamental travertine frames and a large park where guests can walk and drink the water. A sculpture by Guidotti depicting Acqua della Fortuna stands near the building. Its model was a local woman named Emma Tacchi. However, the building lost its original function in the early 20th

century due to low water flow. It served various purposes over time. During World War II, it served as a meeting and entertainment venue for troops. Post-war, it hosted summer parties and events. In the mid-1960s, it was home to Montecatini's Academy of Art until 1966. After a 1970s renovation, it's now used by the Società delle Terme di Montecatini for administrative purposes. It contains a ticket office and treatment-related documents, with some space dedicated to mammogram screening by the Asvalt Association.



**The Terme della Salute** was established in 1860 after a spring was found in a travertine quarry, which continues to supply medicinal drinks. La Salute Park is renowned for its grandeur and is among the most impressive spa resorts, spanning 7,240 square meters. The present structure was reconstructed between 1922 and 1929, with engineer Ugo Giovannozzi at the helm of the design. The facility is in the "Parco della Salute," a vast 7,240-square-meter park with a diverse flora collection. Named after the Acqua della Salute Source, renowned for its healthful properties and particularly beneficial to the digestive system, the building boasts a rich history of medical literature dating back to the 18th and 19th centuries. The Terme Tettuccio complex consists of five interconnected buildings with splendid porticoes. The square also has two columns supporting an architrave with sculpted coats of arms, a copy of the Renaissance-style well in the square of the Hall in Pistoia. The central pavilion is a three-story structure that houses various facilities. One of the floors is dedicated exclusively to the water bar, where visitors can enjoy the rejuvenating benefits of the thermal waters.

A few of these spa baths are closed today, while others have been renovated and now serve as popular retreats and symbols of their glorious past. Although the town has changed, Montecatini Terme remains a beloved destination for a diverse range of visitors. Those who appreciate European spas come from far and wide to indulge in the famous thermal waters and wellness treatments. Italian families also flock to Montecatini Terme for peaceful getaways, enjoying the serene

environment and rejuvenating amenities. Furthermore, travelers often choose Montecatini Terme as a central base to explore the enchanting attractions of northern Tuscany, taking advantage of its excellent transportation connections. Additionally, bus tours frequently include Montecatini Terme on their itineraries, recognizing its appeal as a noteworthy stop on a journey through Italy's stunning landscapes.

Despite the efforts of both municipal authorities and private investors, many of these buildings remain closed, partially completed, or in a state of decay. The UNESCO designation of Montecatini Terme has sparked renewed interest in the area, providing a timely opportunity to revitalize its historic buildings. The town of Montecatini Terme is promoting restoration efforts by offering many of its historic buildings for sale to investors, capitalizing on its renewed popularity. This initiative aims to attract investors who can help restore and revitalize these historic spa establishments, preserving their cultural significance while potentially spurring economic growth and tourism in the region.

The Court of Pistoia has put up a single lot comprising approximately ten spa establishments, including health institutions, buildings, aqueducts, greenhouses, a newsstand, shops, parks, and various movable assets. This package also includes trademarks, intangible assets, and a mining concession for thermal water issued by the Tuscany Region until 2033. Among the notable complexes included in the sale are the Terme Excelsior, renowned for its elegant Art Nouveau architecture, and the Terme Tettuccio, known for its hydroponic treatments. Additionally, Terme La Salute and The Leopoldine Baths are part of the offering, with the latter featuring unfinished swimming pools designed by architect Massimiliano Fuksas.

The company behind the spa complex has undergone a court-supervised restructuring and has experienced several failed auctions. The Terme di Montecatini properties were initially offered for sale on July 16, 2024, with a starting price of about €42 million, but received no acceptable bids. The sale included not only the buildings but also the trademarks, other intangible rights, and a regional concession to extract thermal water. Officials have been considering whether to sell everything together or split the assets into smaller lots. More recently, in January 2026, a corporate group that includes Human Company and Semilla submitted what has been described as an "irrevocable offer," following past failed auctions but providing fewer details about this new development. Reports about future auctions vary. Some provide only general information, while others list specific dates in February, March, and April 2026. These include an auction for the Serre Calde Torretta property on February 10, 2026, and another for spa equipment on March 6, 2026. □