

GIOIA VILLAGE

Heritage Partnership Program

A document for families in Pescosolido and Forcella.

Your family built something here.

We want to help you make sure it lasts.

Many families in Pescosolido and Forcella hold properties that have been in the family for generations. Stone houses. Old farmhouses. Village buildings that carry a name, a story, and a history. Some of these properties are still in use. Many are not. They sit empty, slowly falling into disrepair, because restoration costs money that most families do not have, and the burden of maintaining them year after year is real.

Gioia Village was built here, in this community, because we believe that what your family created should not disappear. We are restoring the village, one property at a time, and we want to do it in partnership with the families who have always held it.

If your family has a property in Pescosolido or Forcella that is unused, neglected, or becoming difficult to maintain, we would like to speak with you about what a Heritage Partnership with Gioia could mean for your family and for the generations that come after you.

What a Heritage Partnership Means

A Heritage Partnership is an agreement between your family and Gioia Village. Your family transfers the property to Gioia. We restore it fully, at our cost, using the investment capital we have raised for the village project. Once restored, the property becomes part of the Gioia hospitality and community ecosystem, welcoming guests, generating income, and contributing to the life of the village.

Your family name stays attached to that property forever. It is recorded in the Gioia Heritage Register, placed on a plaque at the property, and documented in the Generational Heritage Charter that you and Gioia sign together at the start of the partnership.

In return for the transfer of the property, Gioia commits to a clear, written financial agreement with your family. The terms are transparent, the options are yours to choose, and the agreement is reviewed by legal counsel before anything is signed.

Your Three Choices

At the end of the first five years of the partnership, your family chooses one of three paths. There is no right or wrong choice. Each path is designed for a different kind of family and a different set of priorities.

Path One: Receive Your Return

After five years, Gioia pays your family a lump sum in cash and the partnership closes. Your family name stays on the property and in the Heritage Register permanently. The financial relationship ends cleanly, and you walk away with a meaningful return on a property that was generating nothing before.

This path is for families who want simplicity and a clean conclusion.

Path Two: An Income for Your Family

From year six onward, Gioia pays your family a percentage of your accumulated position every year, for as long as the partnership continues. This income passes to your children and grandchildren when you are no longer here. Your family can exit the partnership at any time after year five with twelve months written notice, and you receive your position in cash on exit.

This path is for families who want a steady, ongoing connection to the village and a financial benefit that continues across generations.

Path Three: A Generational Legacy

From year six, your family's position in the partnership continues to grow over time until it reaches the full restored value of the property. At that point, Gioia begins paying your family an annual income from the position, which passes to your heirs indefinitely. The minimum commitment for this path is forty years, after which your family may choose to exit.

This path is for families who want the deepest and longest connection to the village, and who believe that what they are building here is something for their grandchildren and great-grandchildren, not just for themselves.

What Your Family Receives

Regardless of which path you choose, every Heritage Partner receives the following from the moment the agreement is signed.

Full restoration of the property at Gioia's cost, using professional craftspeople and materials that honor the original character of the building.

Permanent inscription in the Gioia Heritage Register, with your family name recorded alongside the property for as long as Gioia Village exists.

A signed Generational Heritage Charter, a ceremonial bilingual document that records the history of your property and your family's role in the restoration of the village. This is a document your family keeps and, if you wish, frames.

An annual Heritage Partner dinner, held at Gioia Village, to which every Heritage family is invited as a guest of the village.

A clear, written financial agreement that sets out every term before anything is signed, with time for your family to take independent legal advice.

What This Is Not

A Heritage Partnership is not a sale. You are not selling your property at a discount or giving it away. You are transferring a dormant asset into an active ecosystem that will restore it, bring it back to life, and return value to your family over time in the form that best fits your circumstances.

It is not a donation. Every Heritage Partnership carries a written financial commitment from Gioia to your family. The commitment is documented, legally binding, and structured to protect your family across all three path options.

It is not a rushed decision. We do not expect families to agree quickly. We expect to have several conversations, to answer every question your family has, and to make sure that what you are signing is something you fully understand and fully choose.

Who We Are

Gioia Village is led by Gwen Geerinck, a Belgian entrepreneur, and Bart Leynen, who together chose Pescosolido and Forcella as the home for this project because of what the land, the village, and the community are. Gioia is not a developer passing through. It is a long-term project rooted in this specific place, built to last for generations.

Our team on the ground includes Fausto Cirelli, our geometra, who knows this territory, its buildings, and its planning requirements in detail. We work with local craftspeople, local suppliers, and local knowledge wherever possible, because the restoration of this village is a project that belongs to this community as much as it belongs to Gioia.

If You Want to Talk

If your family has a property and you would like to understand what a Heritage Partnership could look like for you, the first step is a conversation. There is no commitment involved in speaking with us. We will answer your questions, explain the terms in plain language, and give you everything you need to think it through with your family.

Fausto Cirelli

Geometra, Gioia Village

fausto.cirelli@geopec.it