

0357 - Ex Intendenza di Finanza

Reggio Emilia - Via Emilia Santo Stefano, 20

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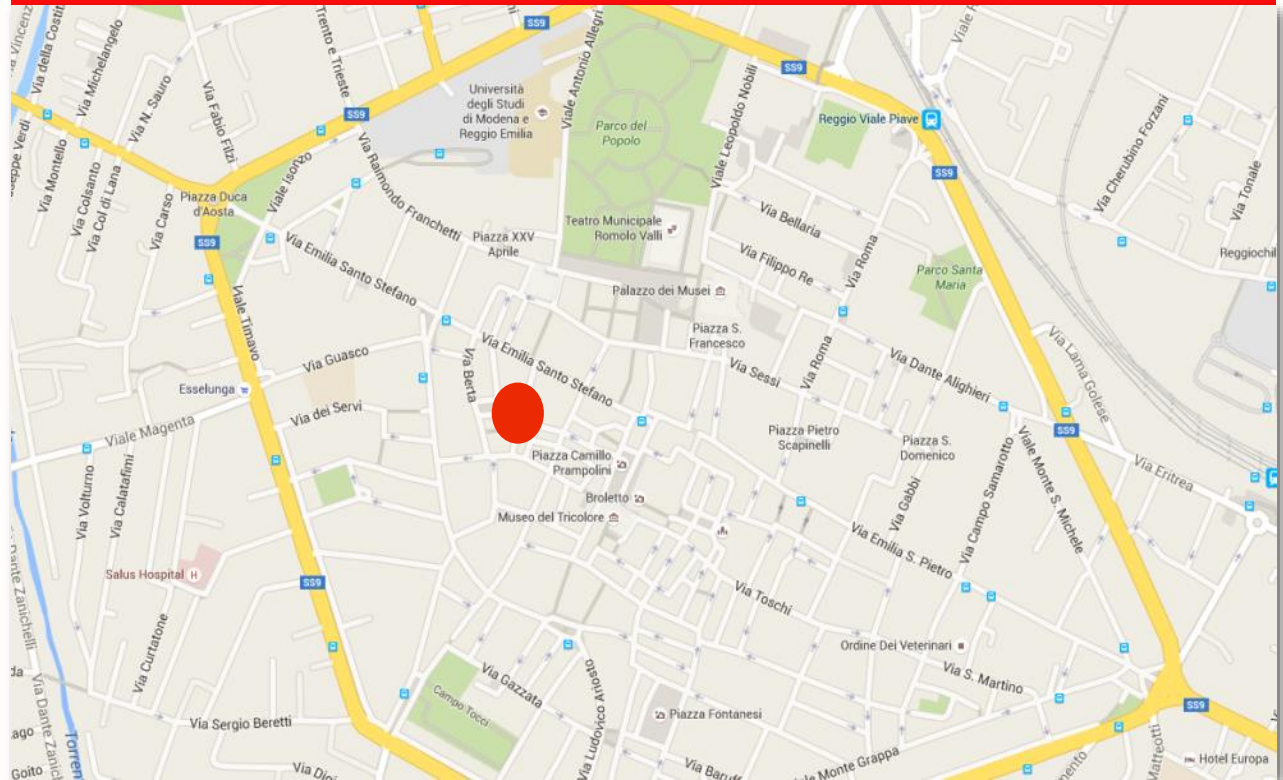
Ownership

100% FIV – Extra Fund

Location

The building in question is located in the historic centre of the city of Reggio Emilia. The area is characterised by a compact urban fabric with buildings mainly used as courtyards for residential and office use, and ground floor commercial spaces. Via Emilia Santo Stefano, which the building overlooks, has recently been pedestrianised, although the building is located in the final stretch of the ban on transit for cars, in an area which is still central. The area is served by public transport by road that connects the area with both the centre and the suburbs. The west elevation, on the other hand, is in line with the adjacent building.

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| Description | The Estate is a historic building in the historic centre of Reggio Emilia dating back to 1839. The building overlooks three streets: Via Emilia Santo Stefano, where the main entrance is located, Via Berta and Via Liberata. The remaining side is adjacent to another property unit. The property has the characteristics of a courtyard building, with an internal green area and consists of three floors above ground and a basement. |
| Restrictions | Subject to restrictions by the Ministry of Cultural Heritage and Activities. |
| Occupancy status | Vacant |
| Town Planning Status - Procedure for Development | Private functions can be freely installed by means of direct intervention to change the intended use from public to private function to permitted functions. |

| Estate Details | |
|----------------|-------------------------|
| Data | |
| Developed area | Approximately 4,000 sqm |



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