

0572 – Via Verona

Alessandria - Via Verona, 7

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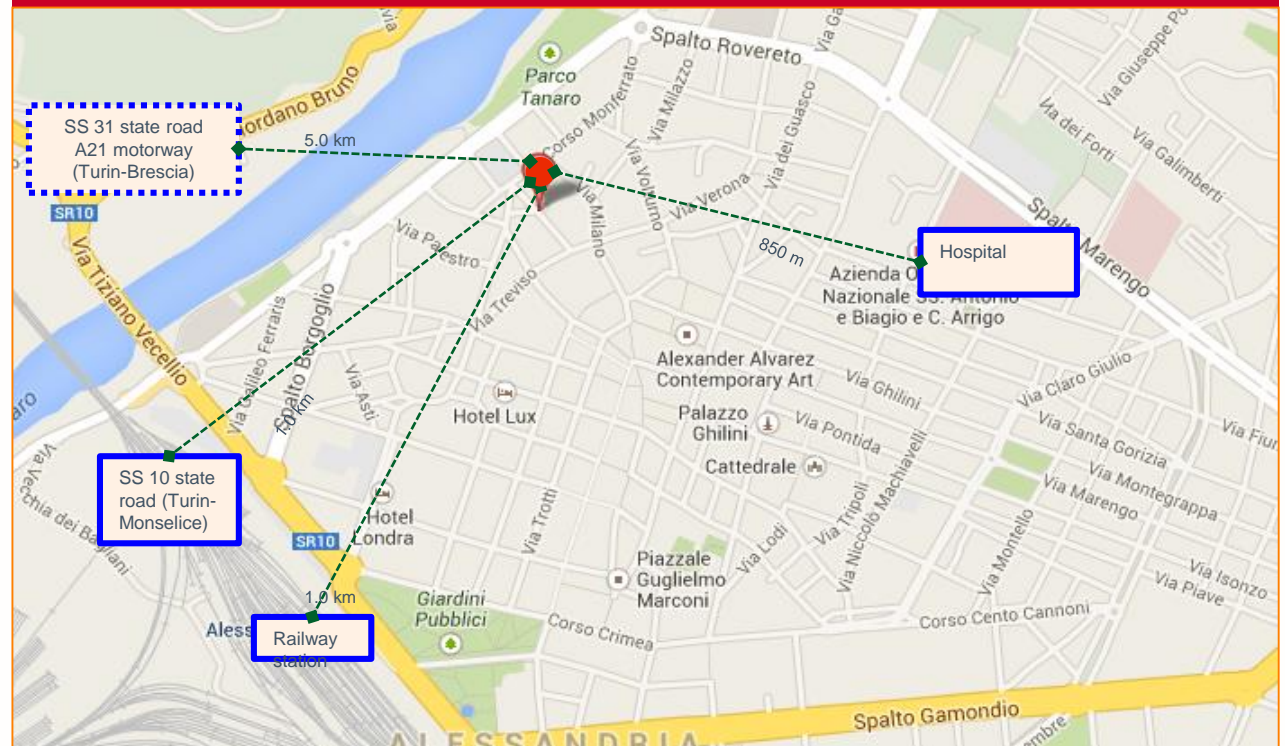
Ownership

100% FIV – Extra Fund

Location

The property known as the former revenue office is situated in the heart of the historic centre of Alessandria and is bounded to the north by the Via Verona and on the east by the Church of Santo Stefano, of which it was historically part. The surrounding area is characterised by buildings dating from the early 20th century, mostly of residential use. The property is located 300 metres from the ring road leading to the SR 10 state road and running along a section of the Tanaro river. There are public transport (bus) stops along the ring road connecting the area to the entire city. Nearby, less than 800 metres away, are the public gardens and Alessandria railway station.

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Description	The property in question is a former barracks belonging to the revenue office, consisting of two buildings: the main barracks, with three floors above ground and a basement, and a garage block, with a single floor above ground set in a large courtyard area. The main building is made up of a load-bearing structure consisting of brick walls and pavilion vaulting. The load-bearing structure of the roof is believed to be wooden and the roof is made of interlocking tiles. The interiors are in a poor state of preservation with wooden door and window frames, double glazing, wooden shutters and interior partition walls plastered and painted.
Restrictions	Not subject to restrictions by the Ministry for Cultural Heritage and Activities.
Occupancy status	Vacant.
Planning status - Procedure for development	According to the general planning regulations approved by Regional Council Decree no. 36-29308 of 7 February 2000 and the subsequent map variant of 2016, the property asset under review falls within the 'Central historic area (class-1 residential area of the city, similar to the homogeneous type-A zones pursuant to Ministerial Decree 1444/68)' and within areas with 'Delimitation of recovery zones' pursuant to article 63 of the NDA and is 'subject to catastrophic flooding.' Routine and unusual maintenance, restoration and preservation work, to be carried out directly, is allowed on the existing buildings. Renovation work is also allowed under restrictions and a defined recovery plan.

Property details	
Data	
Gross usable area	2,804 sqm
Outdoor area	703 sqm



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