

0307 – Casotto San Pietro, Venice

Isola di Pellestrina (Venice) - Via dei Botta, 367

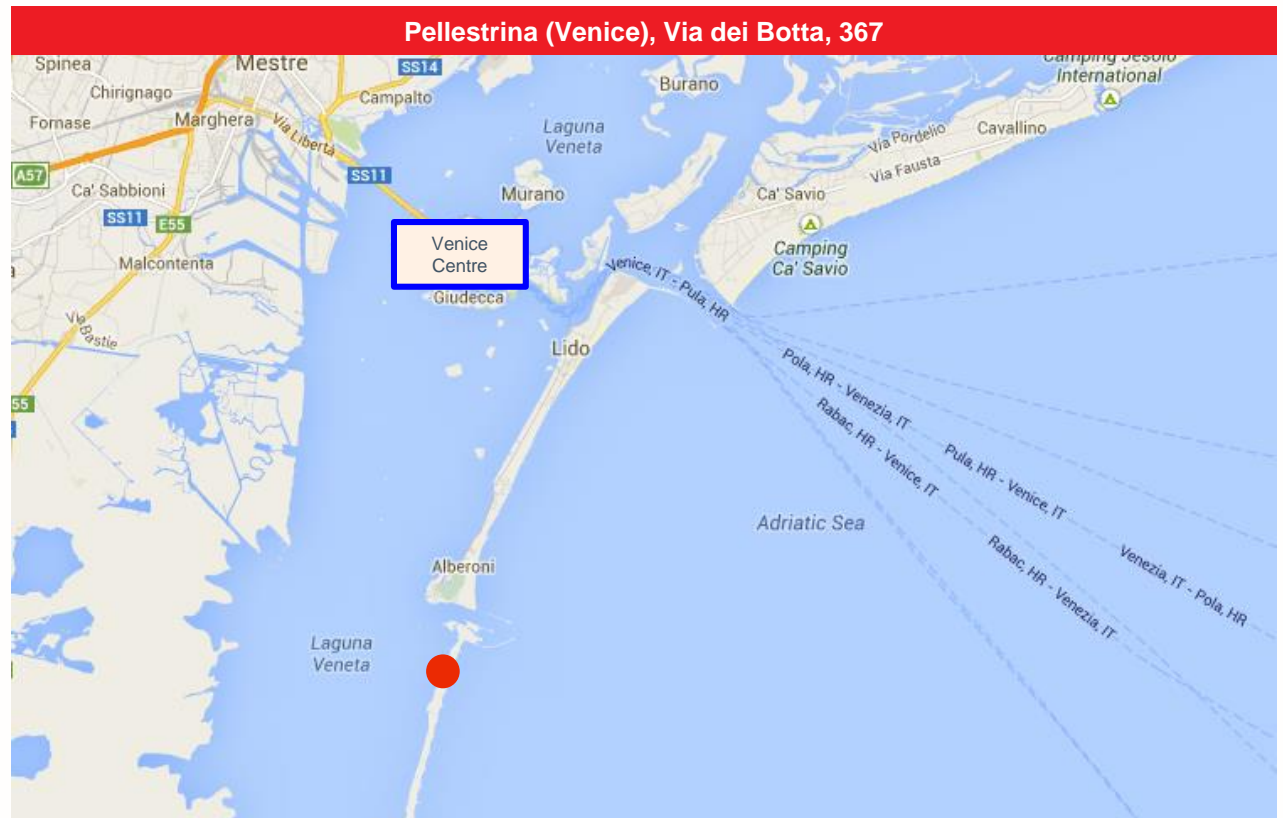
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Ownership
100% FIV – Extra Fund

Location
The property known as the former headquarters in San Pietro in Volta is located on the island of Pellestrina, one of the three coastal straits dividing the Adriatic Sea from the Venetian Lagoon.
The western side is made up of moorings for boats, while the eastern side consists of an old dam built in the days of the Republic of Venice.



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Description	The property consists of a 19th-century building with a rectangular plan (a former barracks) and three floors above ground, made up of six housing units in a decent state of preservation, an area exclusive to the property and a building in precarious conditions used as a warehouse/storeroom.
Restrictions	Subject to restrictions by the Ministry of Cultural Heritage and Activities.
Occupancy status	Vacant (except for two units).
Planning status - Procedure for development	According to the current planning scheme (amendment to the general planning regulations approved by the Regional Council resolution of 2010), the area on which the property stands falls within zone B3 completion residential zone. The following uses and functions are allowed inside of it: housing, collective housing, boarding schools, hostels, convents, production activities, office activities, personal services, hotels, guest houses, social and health services, cultural and educational services, recreational or performing arts facilities, political or religious facilities. The planning scheme provides for any type of work for the residential zones, provided it is allowed by the technical implementation rules concerning the individual building or a section of it, in observance of the existing restrictions.

Property details	
Data	
Developed area	Approximately 800 sqm



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