



Regione Toscana



Complex “Former RSA and CSS” Town of Lucignano (Arezzo)





Regione Toscana

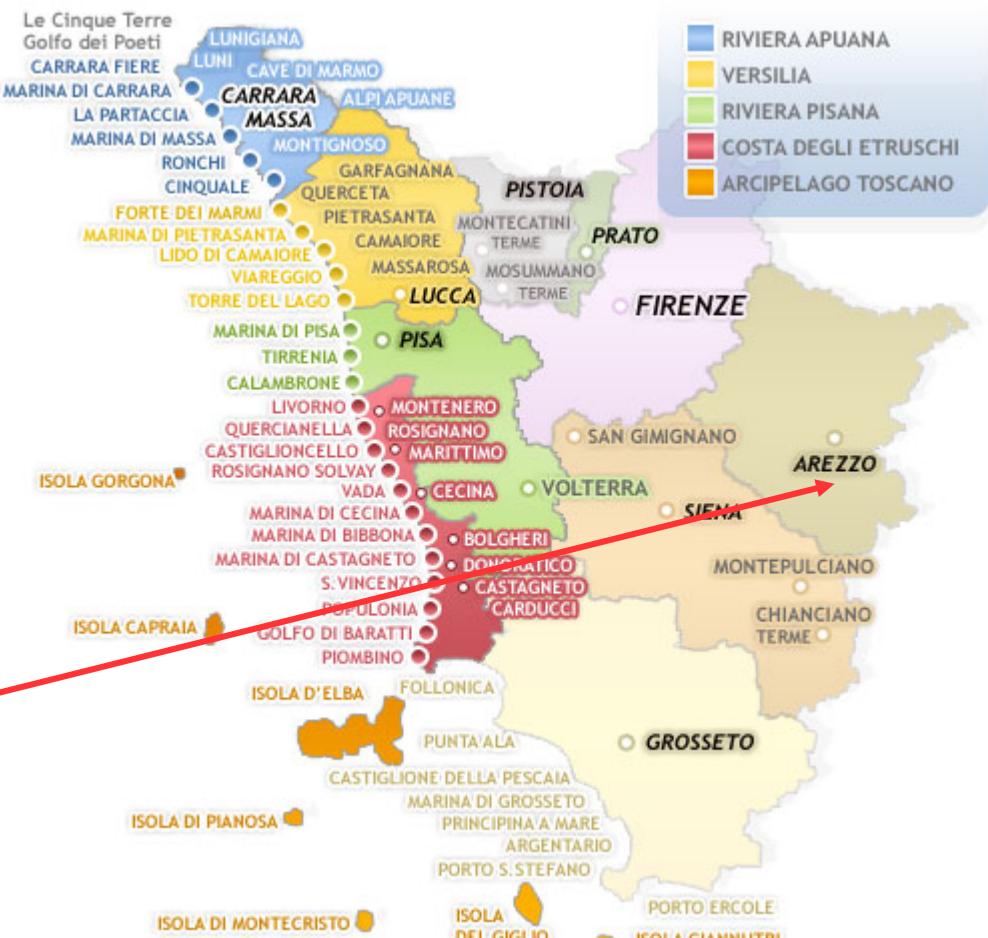
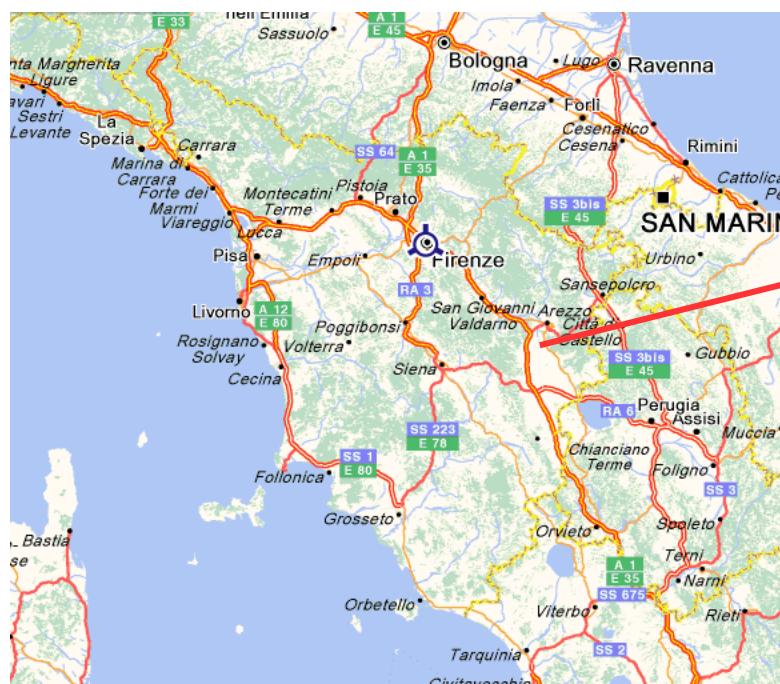
Map of Tuscany with location of Lucignano (Arezzo)

MAIN DISTANCES:

Rome 220 km
Milan 375 km
Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km
Pisa 156 km
Bologna 176 Km





Regione Toscana

THE REGION'S MAIN ATTRACTIONS

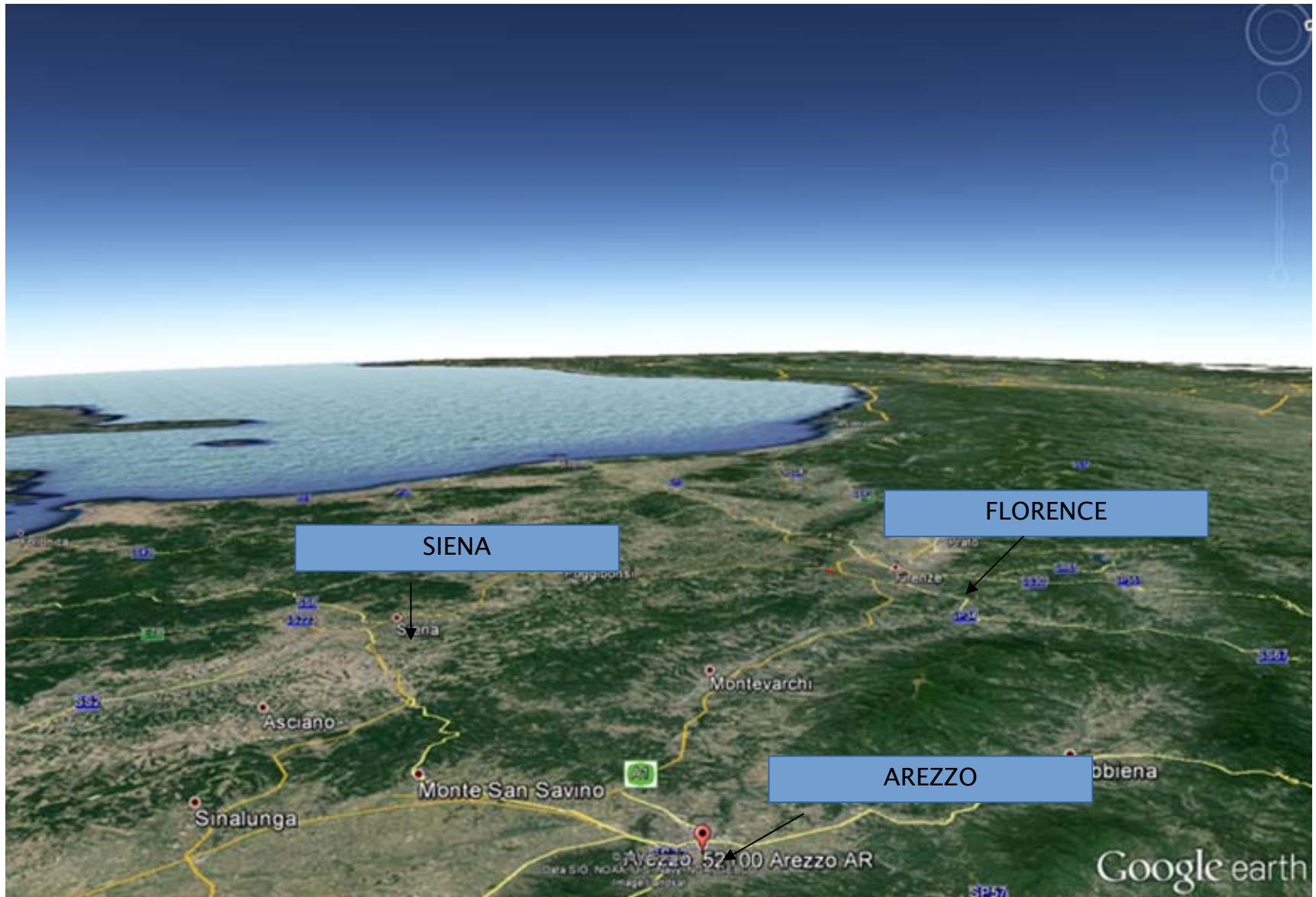




Regione Toscana



LOCATION

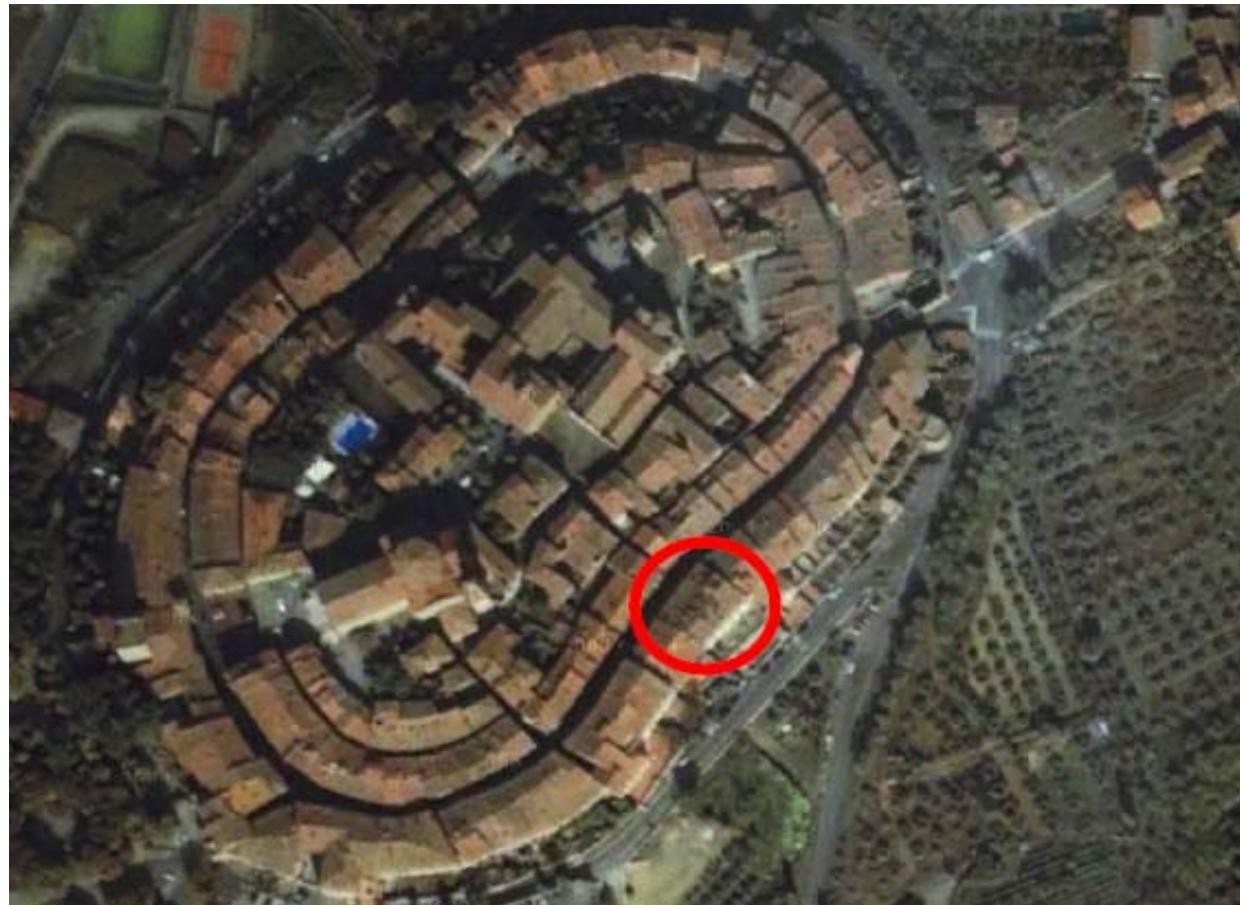




Regione Toscana



ORTHOGRAPH COMPLEX "Former RSA and CSS"





Regione Toscana



GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LUCIGNANO (AREZZO)

MAIN FEATURES:

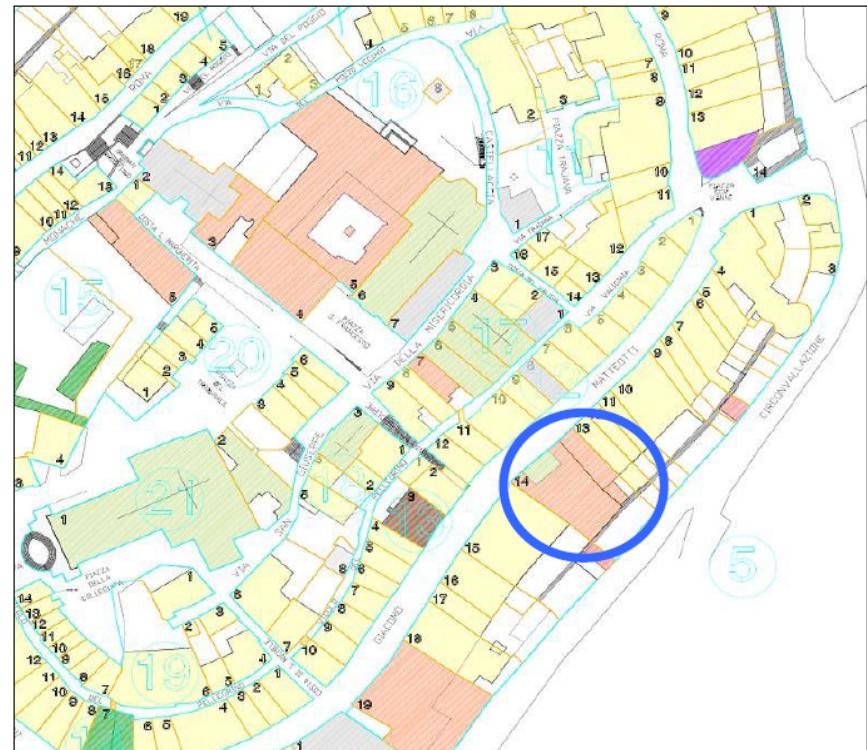
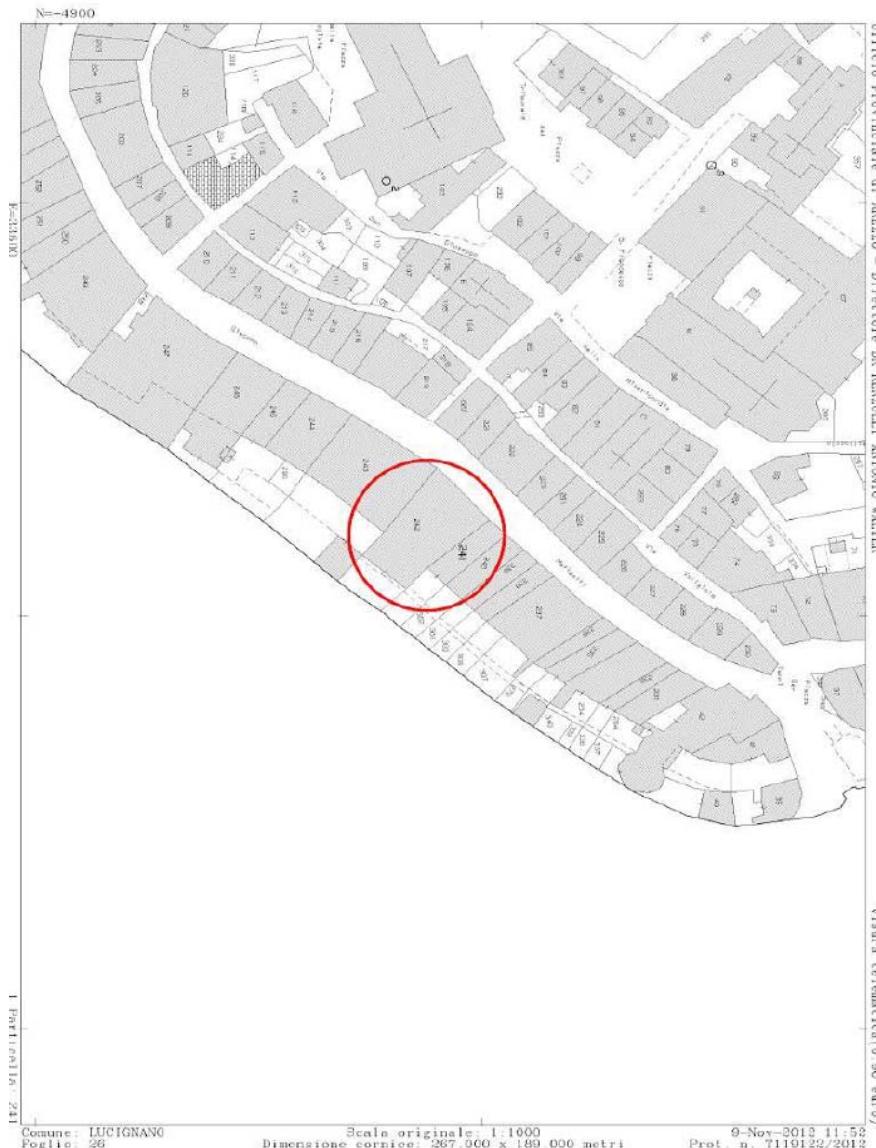
- PROPERTY: ASL Toscana Sud Est (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 2,116 sqm
- APPURTENANT UNCOVERED AREA: —————
- N. FLOORS: four floors above ground and basement floor
- INTENDED USE: residential, typical artisanal and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest
- COMPLEX: the property falls within an area subject to landscape protection (Italian Law.1497/1939 and Italian Law.431/1985); the property is bound under Italian Legislative Decree 490/99





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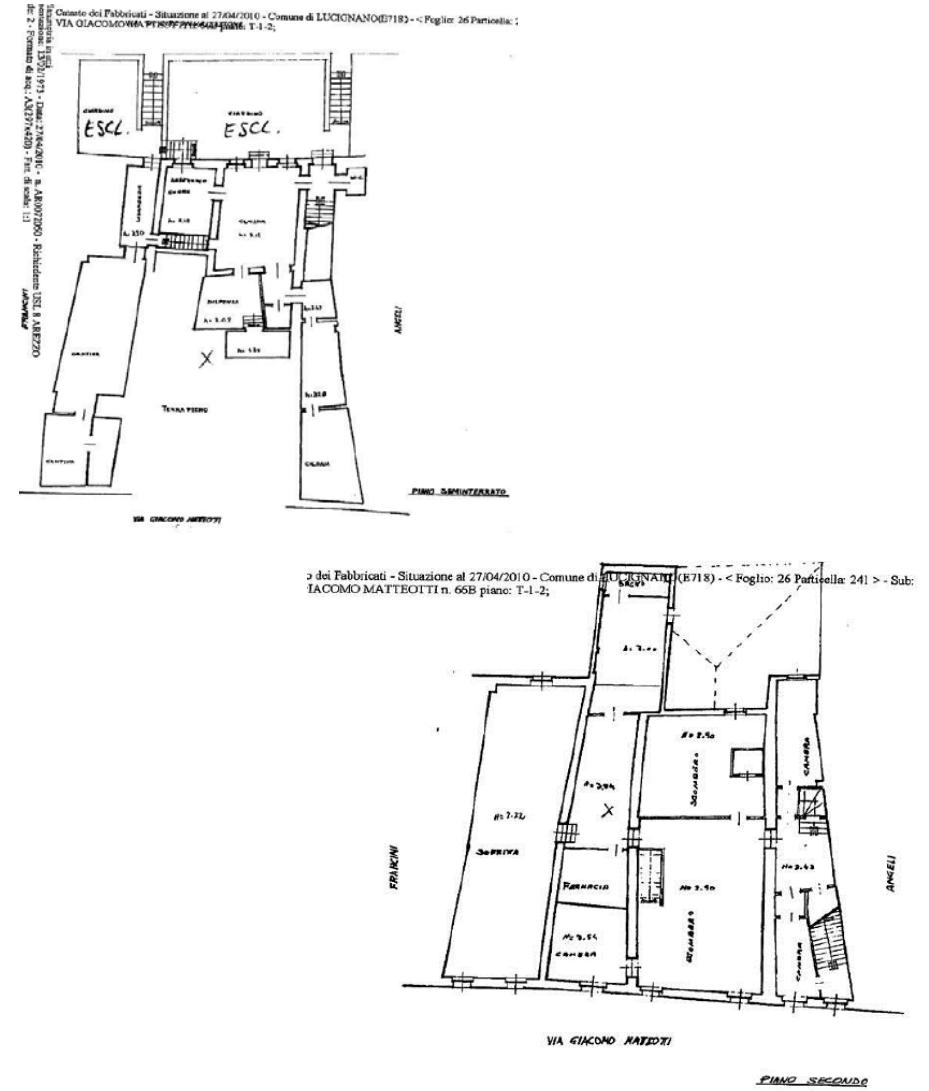
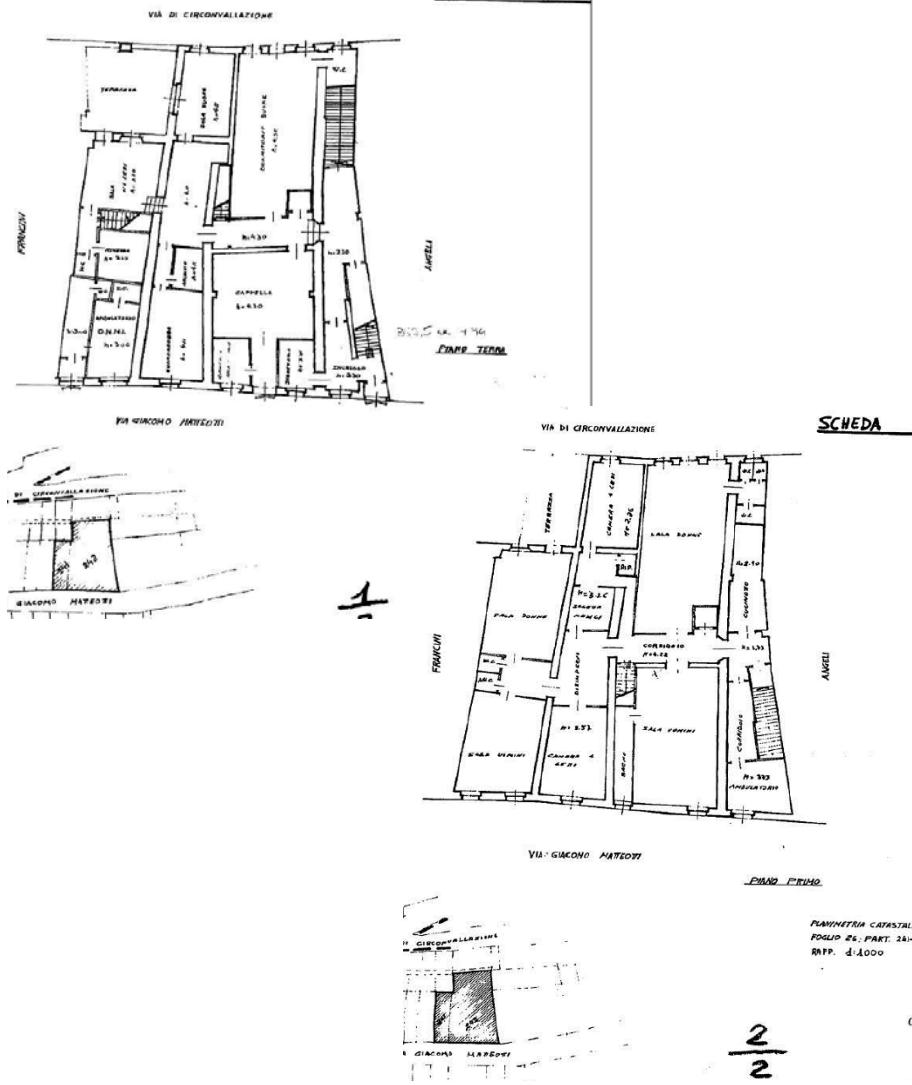
CADASTRAL IDENTIFICATION



| LEGENDA | |
|--|---|
| RESIDENZA | 7 |
| COMMERCIO | |
| COMMERCIO DI PRIMO SERVIZIO ALLA RESIDENZA | |
| ARTIGIANATO | |
| ARTIGIANATO DI PRIMO SERVIZIO ALLA RESIDENZA | |
| SERVIZI | |
| GARAGE | 1 |
| SPECIALISTICO | |
| MILITIZZATO | |
| ATTIVITA' RICETTIVE | |
| PUBBLICO ESERCIZIO | |
| DIREZIONALE | |



PLANIMETRIC REPRESENTATION





SUMMARY DESCRIPTION

Property “Former RSA and CSS” in Lucignano, Via Matteotti 66B, Arezzo

- The town of Lucignano currently has around 3,600 inhabitants distributed over a hilly area that is developed to the southwest of Arezzo, the capital of the province that is about 28 km from the medieval centre. The municipality, in the heart of Val di Chiana, is delimited by the towns of Monte San Savino to the north, Marciano della Chiana and Foiano della Chiana to the east, Sinalunga to the south and Rapolano Terme to the west (the latter two municipalities are in the province of Siena). The town of Lucignano can be divided into two distinct areas: the central area that is wooded and largely hilly, which is suited to oil and wine production; the surrounding areas which are flat, with abundant cereal crops (especially wheat, barley, maize, sunflower) and display flowers. The ancient settlement of Lucignano on the other hand stands on a hill of around 400 m above sea level.
- The geographic location has always characterised Lucignano as a crossroads between the cities of Arezzo, Siena and Perugia. Even today the city holds a certain strategic importance and is the destination for tourists attracted by the value of the historic centre. The property in question is in fact directly in the historic centre on via Matteotti.
- The property is a structure dating to the medieval era that is set over a total of four floors and a basement floor. Over the years the building has been subject to numerous restructuring interventions. The last restructuring dates back to 1990 and the inside and outside maintenance conditions can be defined as generally good.
- The structure is in loadbearing masonry with mainly wooden ceilings. The roof is pitched and surfaced with brick tiles. Inside, the floors are mainly terracotta. On the ground floor there is a small chapel which is still consecrated and in use, and can be directly accessed by via Matteotti. The rear of the building faces towards the valley with a panoramic view over the surrounding hills.