



Regione Toscana



Complex

“Former Sanatorium – former Registered office”

Town of Livorno





Regione Toscana



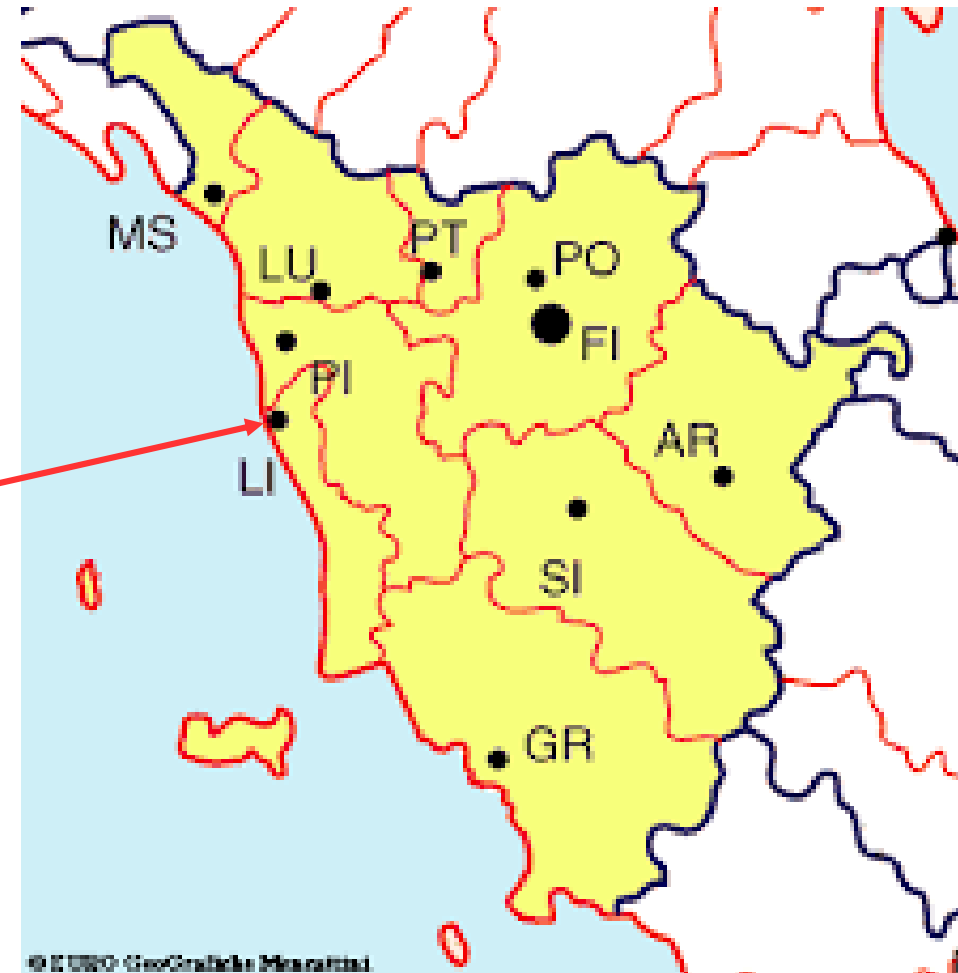
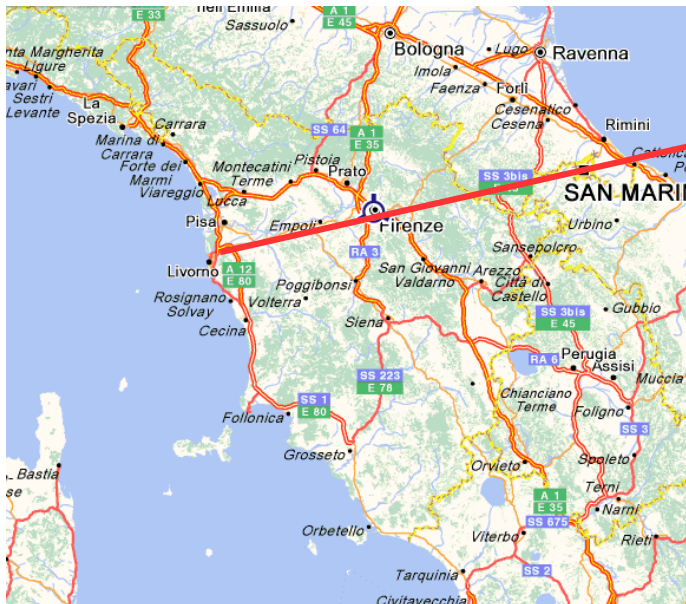
Map of Tuscany with location of Livorno

MAIN DISTANCES:

Rome 360 km
Milan 300 Km
Pisa 25 km
Siena 130 Km

AIRPORT DISTANCES:

Florence 90 Km
Pisa 25 km
Bologna 180 Km



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Regione Toscana



THE REGION'S MAIN ATTRACTIONS

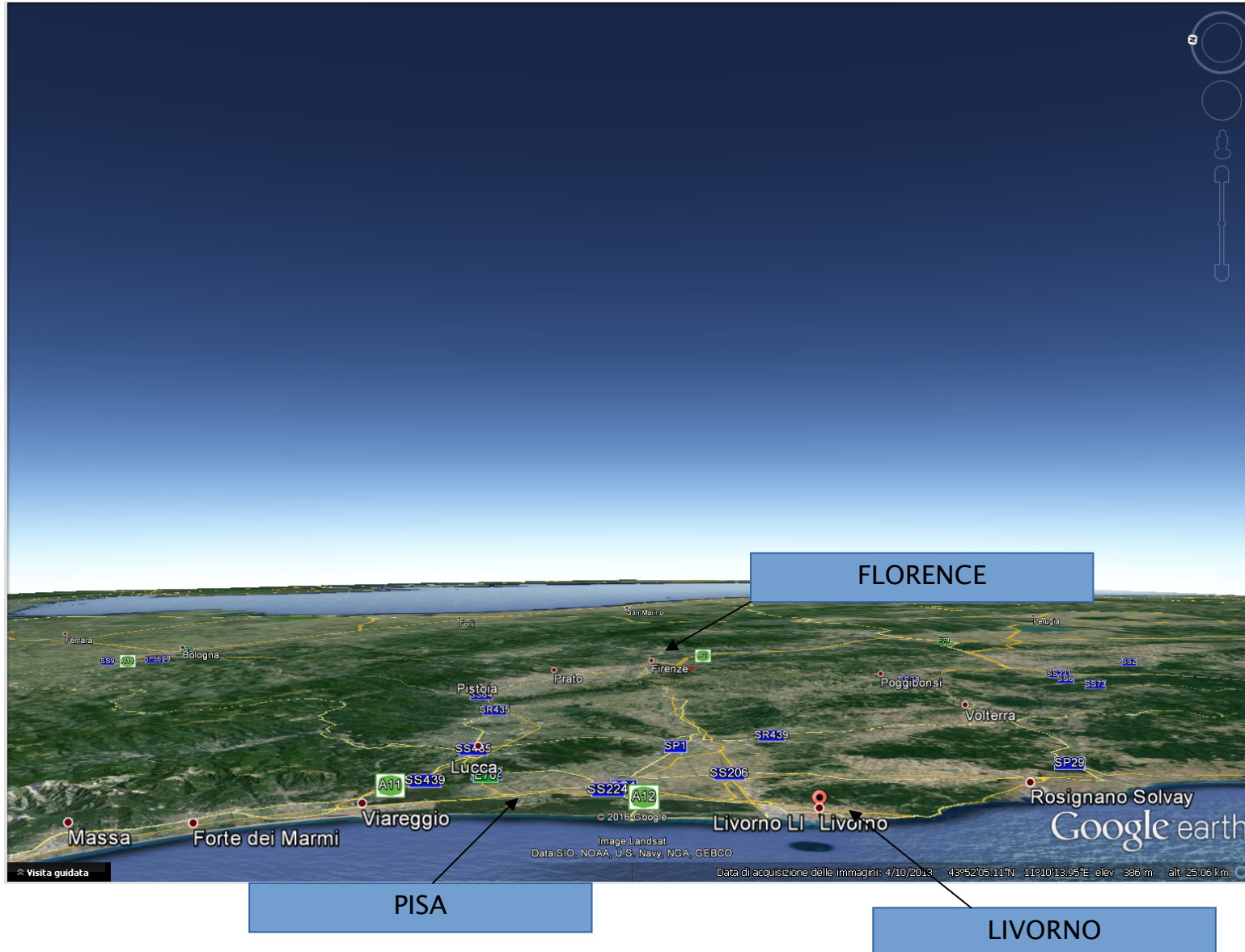




Regione Toscana



LOCATION





Regione Toscana



ORTHOPHOTOGRAPH “FORMER SANATORIUM – FORMER REGISTERED OFFICE”





Regione Toscana



GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LIVORNO

MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDINGS: good condition
- TOTAL GROSS AREA: 7,774 sqm
- APPURTENANT UNCOVERED AREA 168,498 sqm
- INTENDED USE: areas for existing and planned services and public green.
- PROPOSED INTENDED USE: Private services for public use or of general interest; residential.
- Complex bound under Italian Legislative Decree 42/2004





SUMMARY DESCRIPTION

FORMER SANATORIUM - FORMER REGISTERED OFFICE IN VIA DI MONTEROTONDO 49 – LIVORNO

The property is located in Monte Rotondo, a hill belonging to the complex of Livorno hills within the territory of the town of Livorno. Between the Baroque and Enlightenment Era, numerous holiday residences were built in the countryside of the Livorno hills. Among these is Villa Rodocanacchi, the property subject to analysis and which hosts the office of Livorno Local Health Authority 6.

The area is served by public transport.

The compendium in question consists of seven buildings divided as follows:

1. Registered office on three floors above ground and a basement (Villa Rodocanacchi);
2. Guest quarters on two floors above ground;
3. Derelict caretaker house, building on one floor above ground;
4. Building used as a gym/library and an unused part;
5. Building on one floor above ground used as utility rooms (in service of building 4), the latter in very bad state of conservation due to poor maintenance;
6. Unusable buildings due to the age of construction;
7. Building not reviewed due to difficult access as it is located within the forest. The structure of buildings A and B are made from load bearing masonry in mixed stone with floors in brick-cement, the roof of the first is multi-layered surfaced with roof tiles and Italian tiles (coppi); the buildings C/D/E/F are made from loadbearing masonry. Today the premises are mainly used for offices and recreational activities.