

for Sale to Roddi Area: Collina



1.285 sqm

For sale building land of approximately 1,285 m2 with a buildable surface area (GFA) of approximately 223 m2.

The land in question is included in the PEC - Affiliated Executive Plan - residential with a total territorial surface area of approx. 22,546, whose area is located in the locality of Sant'Anna, along the Provincial Road n° 358 Roddi - Verduno and near via Cavour.

This is a hilly area with a slight slope and completely exposed to the south, which partially falls within the so-called buffer zone of the UNESCO site "The wine-growing landscapes of Piedmont: Langhe-Roero and Monferrato" and which has obtained landscape authorization from the Piedmont Region .

Once the intervention has been completed, the PEC will be inserted and integrated with the current urban settlement, in continuity with it and without creating elements that disrupt the landscape system.

A geological and hydrogeological report was drawn up, geotechnical depth tests (core drilling) were carried out and the stability conditions of the slope on which the planned buildings will be placed were verified along the maximum slope profiles. From the reports it can be deduced that the site in question is suitable for the destination.

All services (aqueduct, sewerage, gas, telephone and electricity lines) reach the buildings surrounding the area in question and the favorable opinion on the PEC project has already been obtained from the bodies providing and managing these services.

The area is 5 kilometers (7 minutes by car) from the new M. and P. Ferrero Hospital in Verduno and a few minutes from the accesses to the A33 Asti-Cuneo. In a couple of kilometers you can access the cycle path connection between Alba, Grinzane Cavour and the "Bar To Bar" route along the Tanaro river.

The urbanization and creation of the construction site works have recently begun, the road subgrade scree will be laid and compacted, starting from the lower road of the PEC and then concluding with the upper one; subsequently the retaining wall will be built at the extreme west of the area.

Wanting further lot available.

Land registry updates possibly in progress. Therefore, all the above data do not constitute contractual elements or assumptions.

Property details

Ref.: 10661	Reason: Sale
Type:	Region: Piemonte
Province: Cuneo	Municipality: Roddi
Area: Collina	Price: € 95.000
Total sq.m.: 1.285 sqm	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



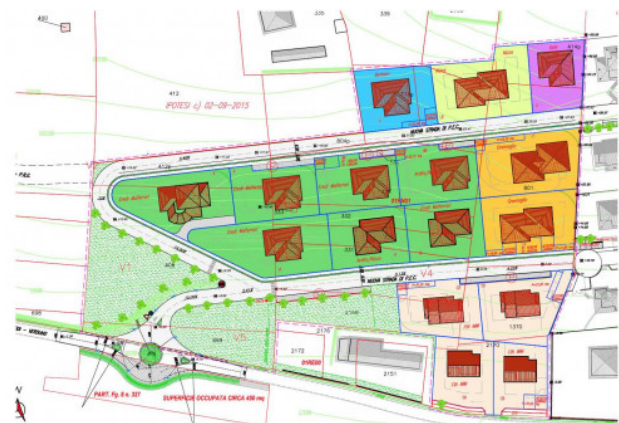
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