



Regione Toscana



Complex “Former District” Town of Livorno





Regione Toscana



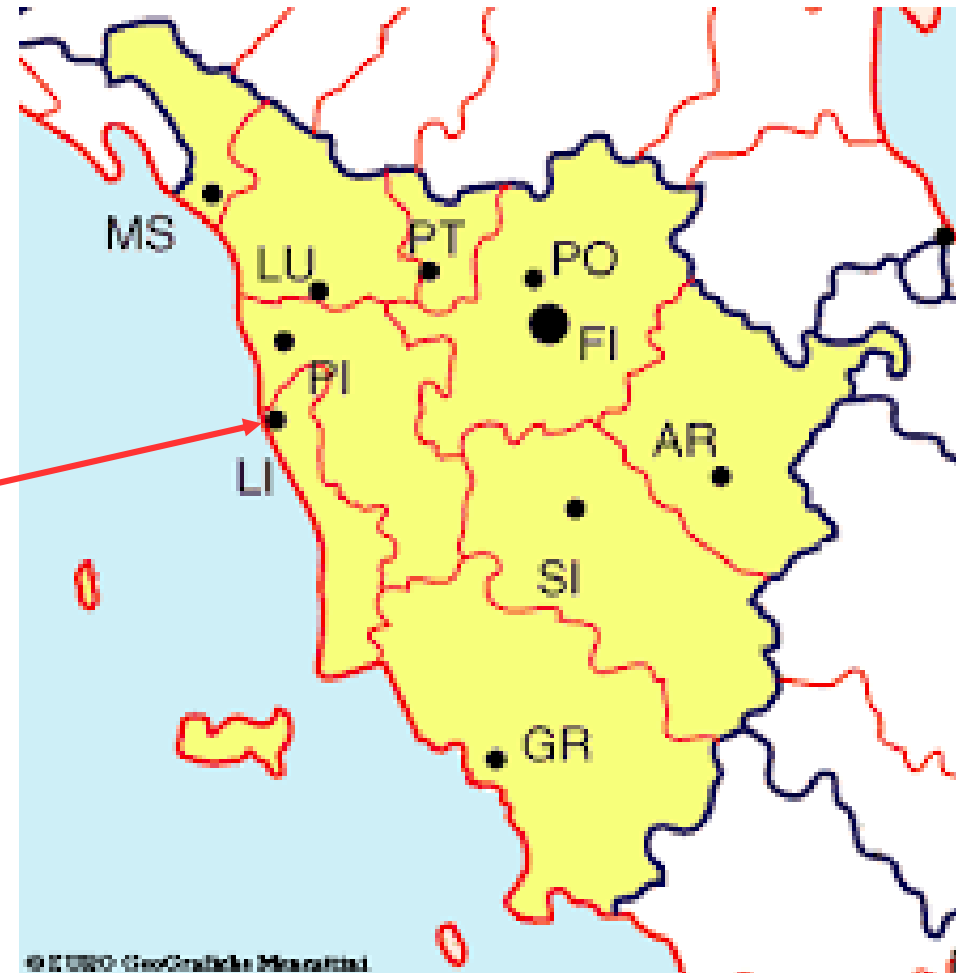
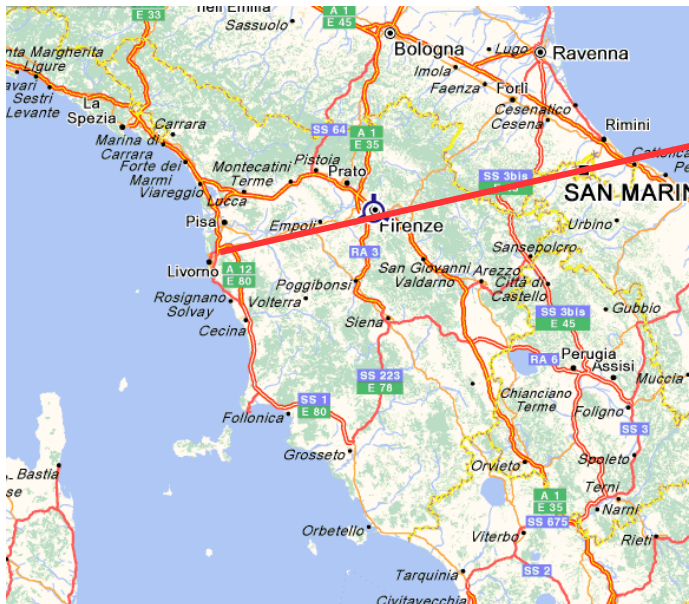
Map of Tuscany with location of Livorno

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



© EUSO - GeoGraphics Mercatini



Regione Toscana



THE REGION'S MAIN ATTRACTIONS

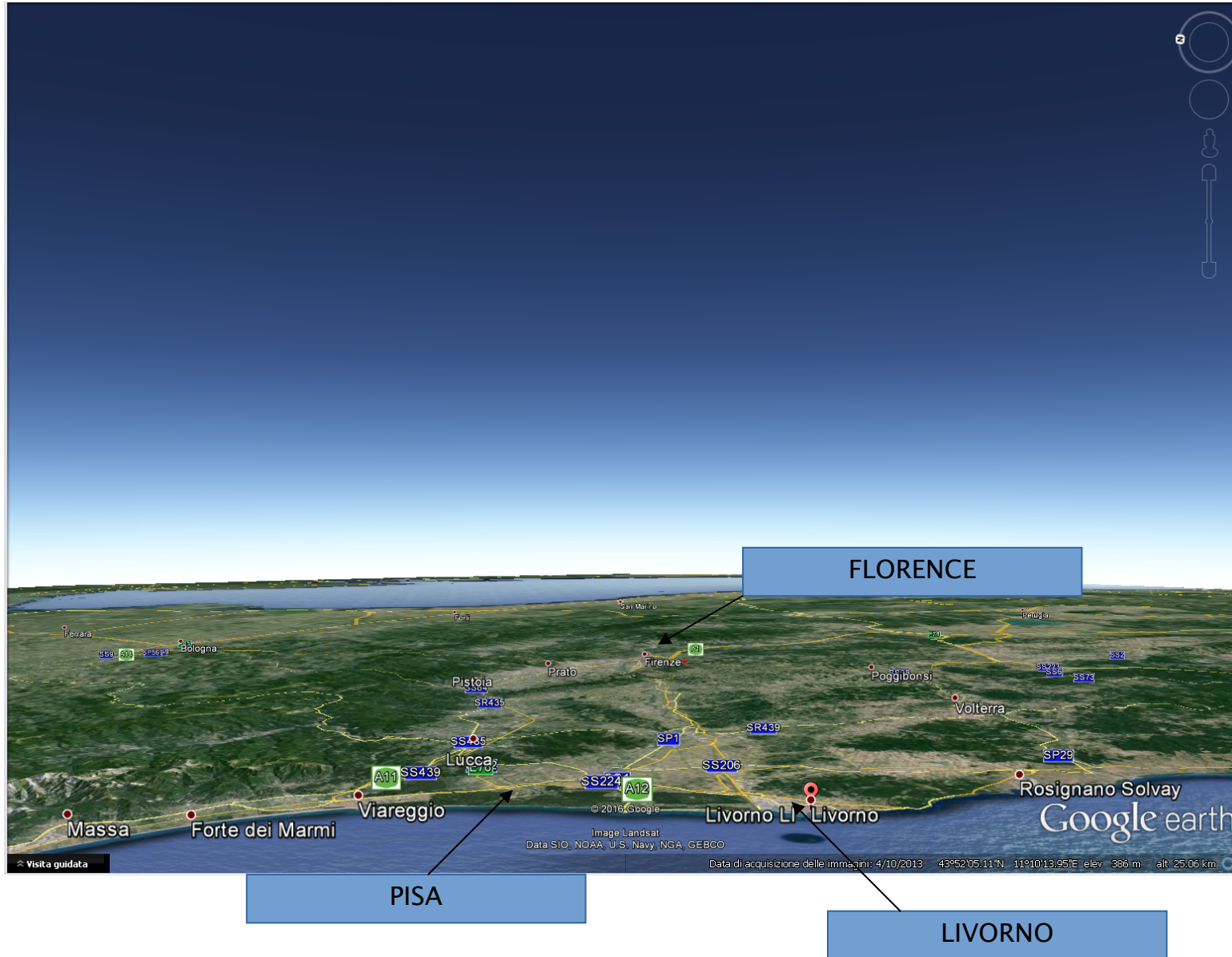




Regione Toscana



LOCATION





Regione Toscana



ORTHOPHOTOGRAPH “FORMER DISTRICT”





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
- BUILDING: good condition
- TOTAL GROSS AREA: 2,618 sqm
- APPURTENANT UNCOVERED AREA: 99 sqm
- INTENDED USE: Residential and compatible.
- Complex not bound under Italian Legislative Decree 42/2004





CLASSIFICATION OF THIS PROPERTY





SUMMARY DESCRIPTION

FORMER DISTRICT IN VIA ERNESTO ROSSI – LIVORNO

- The property is located in the historic centre in a valuable location, and very close to Piazza Cavour, Piazza Attias, Corso Amedeo and Piazza della Vittoria reachable by foot. The surroundings are characterised by mainly residential buildings, and there are neighbourhood business on the ground floor facing the road.
- The facility housed Livorno Local Health Authority n. 6 clinics. The structure of the building is in reinforced concrete, the roof is multi-layer surfaced with roof tiles and Italian tiles (coppi), the facades of the ground floor facing the street are lined in stone while the upper floors are lined with tiles. The building is on three floors above ground.