



## **BROCHURE VILLA ADUA**

Building for residential use  
Municipality of Pietrasanta, Marina di Pietrasanta, Tonfano,  
via Adua n. 33

## REPLATA FINANCE

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### PROPERTY:

- **Bagnoli Sandro**, born in Pontedera (PI) on 19/06/1977, residing in Marina di Pietrasanta, via Adua n. 33, tax code: BGNSDR77H19G843L, married under the legal separation of assets regime with Mrs. Twenty-five Elena
- **Venticinque Elena**, born in Pistoia (PT) on 28/01/1978 and residing in Marina di Pietrasanta, via Adua n. 33, tax code: VNTLNE78A68G713Y, married under the legal separation of assets regime with Mr. Sandro Bagnoli

### DESCRIPTION AND CONSISTENCY:

The villa has a clear site from three sides, connected from the back with another unit which is non visible from the access road, consists of three floors above the floor level. Located on the first floor it is the kitchen-dinning-living room in a single open space, in a single open space, bedroom, hallway with small laundry area, bathroom and closet under the stairs, as well as an access staircase leading to the first floor where there are four living rooms, two of which are connected, another hallway, two bathrooms and another internal spiral staircase leading to the panoramic terrace on the second floor prepared for a jacuzzi. The property is surrounded on three sides by a garden of exclusive entrance where a heated swimming pool with counter-current swimming has been built, as well as a technical room for the swimming pool systems and house. The swimming pool is surrounded by a large space where where you can sunbathe. You can access the house through a private road with a driveway gate that attests to this street. Externally it is possible to park three cars.

### BORDERS:

The object in sale is adjoining with the property, particle 757 e 548 identified by the particolar sub 5, part. 1665 and 375 neighboring houses.

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### CATASTAL IDENTIFICATION:

Building Cadastre of the Municipality of Pietrasanta:

- map sheet no. 37, parcel 761, subordinate 6, census area 2, category A / 7, class 1, room number n. 10.5, surface sq.m. 202, income equal to €. 1,111.67, as per the cadastral variation report presented on 28/05/2019 protocol no. LU0036285
- Map sheet no. 37, particle 761, subordinate 4, as a bcnc in common with the sub of particle 761

### active and passive easements

The unit in question has the right to cross the underground pipes of utilities, as well as the right to step on foot and with vehicles, along the private road on the Viareggio side; that the lot object of the present, on the sea side, is burdened by easement of crossing in the subsoil, in favor of the rear homes, subordinates 7 and 3, for the passage of the same user pipes up to the pipes of via Adua;

There is the fence that separates the common private road (fg. 37, p.lla 761 subordinates 4 and 5), from the front lots (fg. 37, p.lla 761 subalterns 6 and 7), does not constitute a term of compliance with the legal distances from the boundaries for constructions and for the underpass of pipes and placement of wells and cisterns, and that also the unit on fg. 37, cadastral map 761 subordinate 3, will be able to place pipes, wells and cisterns in the aforesaid road common to fg at a distance lower than the legal one. 37, cadastral map 761 subordinates 4 and 5.

### COMMON PARTS OF THE BUILDING:

there are no common parts as it is a free single-family building on three sides.

### YEAR OF CONSTRUCTION:

in construction faze, year 2020.

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### YEAR OF RESTRUCTURING:

new construction

### TAX DEDUCTIONS:

there are no tax deductions.

### LAW N. 47 OF 28/02/1985 and s.m.i URBAN PLANNING DATA

From the urban chronology extrapolated from the last deed of sale and from research carried out in the municipal archives, it appears that the property being sold is urbanistically compliant and on which the following building practices have been presented:

1. Building permit n.42 of 31-08-2011 (lot G);
2. Scia 07-08-2014 prot. 27427 (lot G);
3. Communication of the state of affairs plus SCIA to completion presented via PEC by Geom. Poggi Marco on 13-08-2015 (lot G).
4. SCIA OF 05-12-2017 PRACTICE NUM: NTGPRI70D48F023R-05122017-1131
5. CERTIFICATION OF END WORK / HABITABILITY from 23/02/2018 communicated via PEC identified message:  
opec286.20180223180302.02829.08.1.69@pec.aruba.it
6. SCIA n. 2224/2018 presented on 28.04.2018 (Prot. Gen. n. 15420), for the construction of swimming pools and slight variations;
7. Fine lavori e integrazione abitabilità del 16-10-2018 comunicata via PEC Identificativo messaggio  
opec288.20181016121103.12146.23.1.65@pec.aruba.it
8. CIL for small internal modification (construction of storage space under the stairs presented on 24/05/2019)
9. CILA for non-structural internal and external modifications of 05/11/2019 protocol n. 49074

### ORIGIN:

The property in question was received by the property through:

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10. Purchase of land from Bacci, notary deed Umberto Guidugli di Pietrasanta of 22.12.2006 rep. N.107052 racc. n.11268;
11. Purchase of land from Marchetti / Del Polito, Villari Notary deed dated 10-03-2008 rep. 48696 racc. 10018;
12. Purchase of the portion of the road from the Municipality of Pietrasanta with a notary Marco Marvaso di Seravezza dated 23-03-2011;
13. Easement of passage, deed Notary Galafati Orlandi of 11-10-1979 rep. 40888/2083 registered in Viareggio on 29-10-1979 n.5558.
14. Easement of underpass pipes with private writing of 11-
15. 6- 2014 registered in Pietrasanta on 26-06-2013. Deed of sale stipulated on 31/07/2019 by the notary Dilella in San Miniato (PI), repertoire n. 19498, collection no. 12229, registered in San Miniato on 07/08/2019 at no. 22858 series 1T

### **TYPE OF SALE PROPERTY:**

This property is sold fully furnished in all its parts as viewed during the inspection by private subjects.

### **URBAN PLANNING CONFORMITY DECLARATION:**

The undersigned Geom. Sandro Bagnoli enrolled in the College of Surveyors of Pisa n. 1369, with study in Lamporecchio (PT), via Firenze n. 2 corner via Giusti n. 1, as a technician in charge, I declare that the property is urbanistically compliant.

### **CATASTAL COMPLIANCE DECLARATION:**

The undersigned Geom. Sandro Bagnoli enrolled in the College of Surveyors of Pisa n. 1369, with study in Lamporecchio (PT), via Firenze n. 2 corner via Giusti n. 1 as a technician in charge, I declare that the property is land registry compliant.

### **ENERGY PERFORMANCE CERTIFICATE:**

Energy performance certificate drawn up by ing. Alessandro Fiorentini on 11/12/2017 in class A1

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### **PROPERTY SUBJECT TO CONVENTION**

The property is subject to an agreement signed with the municipality of Pietrasanta

- Agreement for the implementation of the operational framework plan of lot no.89 with deed Notary Villari di Seravezza of 10-08-2007 rep. 47653 collection 9371 registered in Pietrasanta on 11-08-2007 at n. 1329 and transcribed in Pisa on 13-08-2007 reg. partic.
- n.11593; Amendment to the aforementioned agreement for the implementation of the operational framework plan for lot no.89 with the deed Notary Villari di Seravezza dated 18-04-2008 rep. 48840 collection 10114 registered in Pietrasanta on 21-04-2008 at n.905 and transcribed in Pisa on 22.04.2008 reg. partic. n.5619;

### **SELLING PRICE**

Total price of three hundred sale = €. **1.350.000,00** (a million)  
fifty thousand euro / 00)

### **EXISTING MORTGAGES TO EXTINGUISH:**

Existing mortgage on the property that will be extinguished by the seller on the day of the deed.

### **CONDOMINIUM REGULATION:**

No condominium regulations.

### **PLANT CONFORMITY DECLARATIONS:**

All the systems inside the property comply with the REGULATION IN FORCE.

### **MEDIATION AGENCY:**

The negotiation for the sale of the property took place with the help.

### **PRELIMINARY SALES AGREEMENT:**

countersigned purchase proposal

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### POSTUMA INSURANCE POLICY:

Posthumous ten-year indemnity insurance policy, already stipulated for the benefit of the buyer and with effect from the date of completion of the works, with effect from 26-12-2017 to cover material and direct damage to the property, including damage to third parties, which is required pursuant to article 1669 of the civil code, deriving from total or partial ruin or from serious construction defects of the works, due to soil defect or construction defect

### TYPES OF PLANTS:

- underfloor heating managed by condensing boiler (gas-methane)
- winter and summer air conditioning system installed in all rooms
- electric towel warmers in bathrooms and underfloor heating
- Bticino MYHOME professional home automation system
- internal and external alarm system Bticino
- video surveillance system with motorized domes and 24H continuous recording
- Automatic gates
- video door phone with remote control
- heated swimming pool with counter-current swimming
- motorized external sunscreens
- panoramic terrace with jacuzzi predisposition, with motorized awning already installed

Lamporecchio, on 26/05/2020