

Amministrazione
Ref.: LC371401 .DOCX

Viareggio, 13 June 2023

Verdiani VERA heritage

The PROFESSIONAL in charge Dr. Luca Pardini, with office in Viareggio, Via A. Ponchielli, 1;
WARN

the sale of the immovable property described below in the de facto and legal conditions in which the individual assets are located, also in relation to Law no. 47/1985 and its subsequent amendments and additions:

LOT 1)

REAL ESTATE UNIT POSTAL in Viareggio Via M. Buonarroti, District A. Diaz, 4:

The real estate unit in question, including the shares of the concierge's accommodation and technical room

by autoclave, it reached the current property by testamentary succession following Verdiani's death

Vera born in Florence on 18 May 1924, died on 22 December 2017, just declares= succession notice n.805 volume 9990 filed with the Revenue Agency, Territorial Office of Viareggio on 04 September 2018, as per the report of the registration of public wills drawn up From the Notary Fabio Monaco of Viareggio on 28 December 2017 file no. 54.392/22.159 registered in Viareggio on 04 January 2018 under number 50 Series 1T with attachment, under letter "D",

the public will, of Signora Verdiani Vera, with repertoire number 176 of the deeds of last will, dated 02 August 2017.

Mrs. Verdiani Vera received the entire property with deed of sale of

Notary Giorgio Garzia with headquarters in Massarosa on 20 December 1982 repertoire 65.444.

Property Description:

This is an apartment on the sixth floor of a condominium consisting of four rooms plus services, with an adjoining roof terrace; it is accessed via an entrance located on via M. Buonarroti in the DUCA D'Aosta district N. 4. This apartment consists of an entrance hallway, large living room with balcony, corridor, three bedrooms, one with bathroom and one with toilet, closet, kitchen which leads to the veranda, small closet accessible from the corridor; everything is accompanied by a large terrace accessible directly from the apartment.

Property rights equal to 48/1000 on the "porter's" quarters , located on the ground floor, are also part of the property, as well as rights of 48/1000 on the technical room as better identified in the cadastral references.

It should be noted that in the uncovered area in the municipality there are some parking spaces which are assigned in rotation to the individual condominiums.

References. cadastral:

The real estate unit in question is thus identified at the Lucca Territorial Agency municipality of VIAREGGIO land register:

- sheet 4, parcel 120 sub.19, viale Michelangelo Buonarroti n.107, floor 6, category A/2, class 8, number of rooms 8.5, total land area sqm. 163, excluding uncovered areas 149 sq. m. RC € 2.107,14 for the apartment;
- sheet 4, parcel 120, sub 21, Q.re A. Diaz 4 floor T, category C/3, class 10, consistency sq.m. 8, cadastral area 10 sq m, RC € 73.96 , as regards the compartment autoclave technician;
- sheet 4, parcel 120, subordinate 20, viale Michelangelo Buonarroti n.107 ground floor ,

category A/4, class 7, number of rooms 5, total cadastral area 54m², excluding uncovered areas 54 sq m, cadastral income € 398.96, as regards the concierge's accommodation.

The cadastral representation corresponds to the actual state of the real estate unit.

The condominium regulation and the related thousandth tables of building B are attached to the documentation.

Structure, finishes and systems:

The apartment, which has a gross area of approx. 150.00, plus approx sqm. 77.00 of terrace, approx. 5.70 of veranda and approx. 6.50 of front balcony sea; it comes with fine finishes, excellent natural lighting given by the large spaces openings facing WEST that allow a wide view of the sea (it is possible to see the horizon that extends from the Gulf of La Spezia to the shallows of Meloria , with the possibility, during suitable days, to catch a glimpse of Corsica as well); the apartment is equipped with a large terrace that allows the same vision but with an angle of 360° so as to be able to admire the beauty of the Apuan Alps as well.

All the technical and technological systems are present as well as a cooling system; the heating system is currently off and needs energy efficiency control and drafting of APE.

The window frames are in PVC with double glazing; the flooring is parquet with the exception of the kitchen and toilets; the kitchen balcony has been closed with aluminum frames thus obtaining a small storage veranda where the independent boiler is also positioned; at present it does not require considerable work and can be used immediately. The city area where the entire building which includes the real estate unit in question, called the "garden city", lies, is very close to the sea and the buildings which fall within it have the characteristic of having the main faces towards the WEST and consequently towards the sea.

Town Planning and Construction Situation:

The entire building which includes the real estate unit in question was built following the issuance of construction license n.476 of 14 December 1955; on 09 January 1986, with general protocol 1605, a request was filed for the release of a regularization building permit, as regards the apartment, which, pursuant to and by effect of Law 47/85, was issued on 06 November 1955 with number 388.

From the examination of this amnesty, some inconsistencies emerged between the graphic representation of the "current" state reported in the documents which are an integral and substantial part of CES n.388/1955 and the current state of the building itself, these inconsistencies can be subject to reopening and/or integration of the application for building amnesty submitted pursuant to art. 37.9 of the Municipal Building Regulations in force, in order to proceed with a rectification and/or integration of the amnesty measure already issued.

It should be noted that the certificate of habitability has not been traced.

Possession

The property is free.

BASE PRICE:

The property described below will be put up for sale at the base price of €850,000.00= (called eight hundred and fifty thousand euros /00), as shown by the technical appraisal attached to this notice. In the event of a tender between bidders pursuant to art. 573 of the Code of Civil Procedure, increasing offers cannot be less than €5,000.00 (Five thousand/00) on the highest offer;

FIXED

the sale on 09/22/2023 at 9.30 am at the retirement home in Viareggio in Via Sant'Antonio Maria Pucci, 65 - 55049, with the methods of sale without auction pursuant to art. 572 cpc

DETERMINE

the following methods of sale:

1) SALE.

The purchase offers pursuant to art. 571 cpc must be presented in a sealed envelope bearing the external inscription "Offer for the purchase of the REAL ESTATE UNIT in Viareggio Via M. Buonarroti, Quartiere A. Diaz, 4" at the office of President of ISTITUTO CASA DI RIPOSO Sacro Cuore di Gesù no later than at 12.00 on 21/9/2023.

Bids will not be taken into consideration if received after the deadline established above.

a) complete details of the bidder, tax code, copy of a valid identity document (in the event of multiple bidders, the same number of photocopies must be included), telephone number. In the case of several subjects, they may prepare a single purchase offer, complete with the data of all the bidders, and signed by them. If the offeror is married under the legal community regime, the corresponding data of the spouse must also be indicated (name, surname, place and date of birth, tax code). If the offeror is a minor, and/or an interdict, and/or an incapacitated person, the offer must be signed by whoever exercises his or her authority, guardianship or guardianship, and an authentic copy of the judicial order must be attached. purchase authorization. If the bidder is a legal person, in addition to indicating the personal details of the legal representative, accompanied by a copy of his identity document, he must indicate the data of the company represented as well as provide proof of his legitimacy to act in the name and on behalf of the company itself, attaching an updated authentic chamber of commerce certification to the offer;

b) the indication of the price, which cannot be lower than that corresponding to the auction base indicated for the lot, must be accompanied, under penalty of ineffectiveness, by a security deposit equal to 10% of the sum offered, to be made by non-transferable cashier's check made payable to the "Associazione Caritativa Casa di Riposo Sacro Cuore di Gesù - ONLUS"

c) the express declaration of having read the technical appraisal, the condominium regulation and the millesimal tables of building B and this notice of sale, documents which can also be viewed on the website: (<http://www.sacrocuoreviareggio.it>) ;

d) the indication, if the bidder intends to make use of it and meets the requisites, of preferential tax regimes for the taxation of the deed of purchase;

The purchase offer, once presented, is irrevocable pursuant to art. 571 3rd paragraph of the Code of Civil Procedure.

The examination of the offers and the eventual tender between the present bidders, pursuant to art. 572 and 573 of the Code of Civil Procedure, will be carried out at the Sacred Heart of Jesus rest home by the professional in charge of selling the property, as indicated above, in the presence of the bidders on 22/9/2023 at 9.30 am. If the offer is equal to or higher than the base price of the property, the offer itself will certainly be accepted; if vice versa, it will be lower than this value, the sale cannot be made. If there are more bidders, a tender will immediately proceed between the best three bids present, starting from the highest bid and in this case the minimum increase is fixed at € 5,000.00 as indicated above. If the tender cannot take place due to lack of adhesions from the bidders, as none of the three participants who have made the best bid intends to bid again, the sale will be arranged in favor of the highest bidder. The check deposited as security will be immediately returned to the bidder who is not successful.

COMMON SPECIFICATIONS on the SALE

The successful tenderer of the property will have to pay the balance of the price, deducting the deposit already paid, within the peremptory term of 90 days (ninety days) starting from the award or from the communication of the same, together with the deed before the notary who will be indicated by the same, among the notaries with offices in the Province of Lucca

Failure to pay the balance of the price by the established date will result in the forfeiture of the award pursuant to art. 587 cpc and the forfeiture by the Casa di Riposo Sacro Cuore of the deposit already paid.

The drafting of the deed of sale will be carried out at the designated notary with costs to be borne by the successful tenderer, including all taxes due, transcription costs, stationery fees and

stamps and anything else necessary for the issuance, registration and transcription of the deed of sale and related cadastral transfers.

The sale will be carried out in the state of fact and law in which the asset is found, also in relation to Law no. 47/1985 and its subsequent amendments and additions as well as to Presidential Decree 380/01, on a lump sum basis and not on a measure basis, with all possible appurtenances, accessories, reasons and actions, active and passive easements, apparent and otherwise.

The completion of the cancellation formalities of any transcriptions of attachments and mortgage registrations and of any other registration or transcription consequent to the deed of purchase will take place at the expense and responsibility of the seller. All charges and/or expenses and/or taxes of any kind resulting from the sale will be borne by the successful tenderer. For anything not provided for herein, the current provisions of the law will apply. The description of the property for sale is made on the basis of the technical report of the office and its attachments drawn up by the Surveyor. Diego Malfatti published on the website "www.ivglucca.com" "[http://www. Sacrocuoreviareggio.it](http://www.Sacrocuoreviareggio.it) ". Participation of bidders implies full knowledge and unconditional acceptance of the contents of the aforementioned report and its attachments.

Further information relating to the sales procedure can be obtained free of charge from the aforementioned site, or requested via email at lucapardini63@gmail.com or in the fifteen days preceding the sale, at the office of the professional in charge, upon request by telephone on 0584 /943776 on Mondays and Thursdays from 15.30 to 18.30.

It will be possible to view the property upon request to the administrative offices of the nursing home at the above address on weekdays from Monday to Friday from 9.00 to 12.00 by making an appointment by telephone on +39 3714501632.

The professional in charge
Dr. Luca Pardini