Casali Liguri Toscani di Livio Cosso Cosso
Lungomare Nazario Sauro 12/28 c/o Marina di Loano -
17025 Loano (SV)
3460904054

for sale in Noli
€ 775.000
Ref. 1605



171 sq.m. | : 2 | : 3 | : 4

Noli (SV) – Ref. 1605

“The Knights of Malta”

We offer an exclusive piece of the history of the Maritime Republic from 1196 to 1797, 600 years of autonomy.

We are thrilled to present this unique property that all tourists and guests have undoubtedly seen and admired: the two triplex windows in the front row with, of course, the fantastic sea view from the front row!!

On the second floor (3rd floor), with a cadastral area of 171 sq m, distributed across four spacious rooms, plus the entrance and bathroom. Furthermore, for clarity, given that this is a historic building with significant walls, we have attached the Net Usable Area table.

It's a magical feeling to enter this building, like crossing a stargate into history and knowing you can live in the historic seat of the Knights of Malta.

The property requires renovation, clearly in compliance with the Superintendency's instructions. In this regard, we would

like to point out that the current state of the property does not correspond to the 1953 cadastral plan, so the owner will be responsible for the necessary realignment within a short period of time.

MOREOVER, MUCH MORE IMPORTANTLY, WE HAD A PROFESSIONAL ASSESSMENT DRAWN UP WITH SOME WORK REQUIRED TO BE REMEDIATED (not carried out by the owner, an elderly person, but by the previous tenant).

CONSEQUENTLY, TO REGULATE THESE SMALL DEFICIENCIES, A PROVISIONAL PERIOD OF TWO YEARS WILL BE NECESSARY, DUE TO THE CONSTRAINT OF THE SUPERINTENDENT, THEY WILL BE THE RESPONSIBILITY OF THE PROPERTY BUT ONLY IN THE PRESENCE OF A PURCHASE PROPOSAL.

Another advantage: just 50 meters away in the adjacent alleyway, there's a 25 sq m warehouse, suitable for storing motorcycles (with an access ramp due to the slightly raised entrance) and/or our bicycles.

Energy class G Epgl index 353.73

The magical location we valued at €775,000

The proposal is presented with 24 images and a virtual tour.

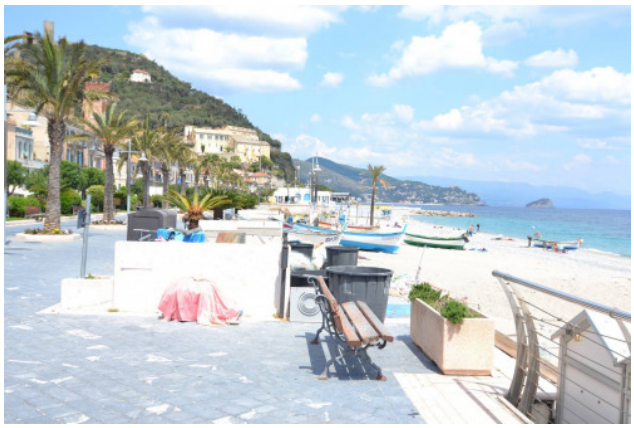
www.casaliliguritoscani.it (office in the Marina di Loano - Tourist Port) 346 0904054

Certification

: G	**EPglnr**: 353.73 kwh/□

Features

Codice: 1605	Motivazione: Sale
Indirizzo: Corso Italia, 4	CAP: 17026
Comune: Noli	Totale_mq: 171 sq.m.
camere: 3	bagni: 2
Locali: 4	

















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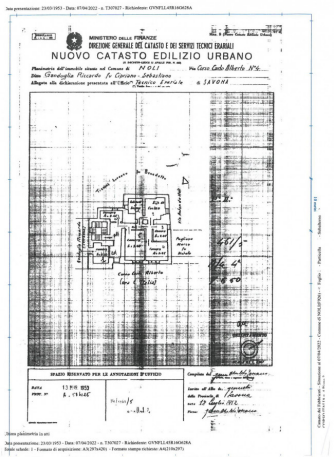




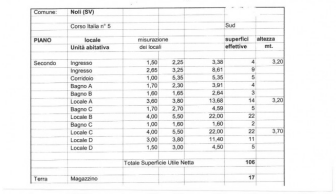








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Comune:	Noli (SV)					
	Corso Italia n° 5				Sud	
PIANO	locale Unità abitative	misurazione dei locali			superfici effettive	altezza mt.
Secondo	Ingresso	1,50	2,25	3,38	4	3,20
	Ingresso	2,65	3,25	8,61	9	
	Corridoio	1,00	5,35	5,35	5	
	Bagno A	1,70	2,30	3,91	4	
	Bagno B	1,60	1,65	2,64	3	
	Locale A	3,60	3,80	13,68	14	3,20
	Bagno C	1,70	2,70	4,59	5	
	Locale B	4,00	5,50	22,00	22	
	Bagno C	1,00	1,60	1,60	2	
	Locale C	4,00	5,50	22,00	22	3,70
	Locale D	3,00	3,80	11,40	11	
	Locale D	1,50	3,00	4,50	5	
		Totale Superficie Utile Netta			106	
Terra	Magazzino				17	

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