

SECTOR



Student housing



Senior housing

INTERVENTION



Urban regeneration

TYPE OF INVESTMENT



Sale

# SAN PIETRO IN C. EX HOTEL



## Student housing - senior housing - services

### Location



#### San Pietro in Casale



Via Galliera Sud 74,  
San Pietro in Casale

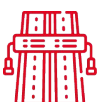
### Position

**27 km**

Airport

**1 km**

Train station

**9 km**

Motorway

**0.1 km**

Bus/tram

### Strengths

- Structure in good condition with large green areas and parking lots.
- Both the university centers of Bologna and Ferrara can be reached in about 30 minutes.
- Services are easily reachable on foot.

### Accessibility

The property is located in the urban center of San Pietro in Casale, south of the historic center, along via Galliera Sud, which is equipped with wide sidewalks. The San Pietro in Casale railway station is less than a kilometer away; the Bologna-Ferrara-Venice line passes through it, with a frequency of about 3 trains per hour in each direction. The center of Bologna can be reached by train in about 30 minutes, while in less than 20 minutes you can reach Ferrara. In front of the hotel there is a public road transport stop, from which bus n. 97 which connects San Pietro in Casale to Bologna. The closest motorway entrance is that of Altedo, about 9 km away, on the A13 Bologna-Ferrara axis.

**27 km**

Bologna

**242 km**

Milan

**136 km**

Venice

**407 km**

Rome

**143 km**

Florence

### Information

**Plots land area:**

2,670 sq.m.

**Proprietary:**

Private owners

**Times for obtaining qualifications:**

approx. 6 months

**Spatial planning tools:**

Renovation of the property or demolition and reconstruction feasible with direct intervention (upon building permit request).



Revision date

03/01/2022

# SAN PIETRO IN C. EX HOTEL

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## Description

The hotel has a floor area of 2,670 square meters, distributed over three floors above ground. The structure currently includes 87 rooms, for 180 beds, as well as large common areas. There is also a basement of 1,150 square meters for parking. The property is in good condition; it is therefore possible to choose whether to refurbish the existing building or demolish it and build a new one.

The lot in which it is located has a total land area of 11,819 sq.m, with a maximum buildable area of 3,545 sq.m.

In addition to the hotel function, it is possible to realize: collective and social health residences (nursing homes, rest homes, protected residences, day centers,) public businesses and restaurants, game rooms, sports, cultural and public entertainment activities generally.



Fronts of the existing building



Site map from Google map



## For information:

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