

SECTOR



Light industrial



Services

INTERVENTION



Renovation



Urban regeneration

TYPE OF INVESTMENT



Sale

# VERGATO

## Regeneration area



### Localization

**Vergato**Via della Repubblica,  
670

### Accessibility

The area is located within the urban nucleus of the Municipality of Vergato, about 1 km from the centre; less than 100 meters from the public road transport stop, less than 1 km from Vergato railway station on the Porrettana line that connects Bologna-Pistoia.

The area can be reached by the SS64 Porrettana in about 40 minutes from Bologna.

The Hospital of Vergato is about 500 meters away. The entry to the motorway network is 18 km away, Riveggio exit on the A1 var. Panoramica.

### Position

**40 km**

Airport

**1 km**

Train Station

**18 km**

Motorway

**100 m**

Bus

**59 km**Terminal  
(interporto)**128 km**Ravenna  
freight Port**38 km**

Bologna

**106 km**

Florence

**125 km**

Ravenna

**371 km**

Rome

**238 km**

Milan

**193 km**

Venice

### Strengths

- Building already realized to be renovated or demolished and rebuilt.
- Proximity to the state road 64 - Via Porrettana and to the Vergato urban centre.
- Urbanisation works already completed.

### Information

**Building area:**  
as the existing or building index 0.70 sqm/sqm

**Land area:**  
8,321.62 sqm

**Proprietary:**  
Private owners

**Time for obtaining the building permits:**  
Depends on the project - from 3 months to 1 year.



Italy

Bologna  
Metropolitan  
Area

Revision date

11/08/2021

### Description

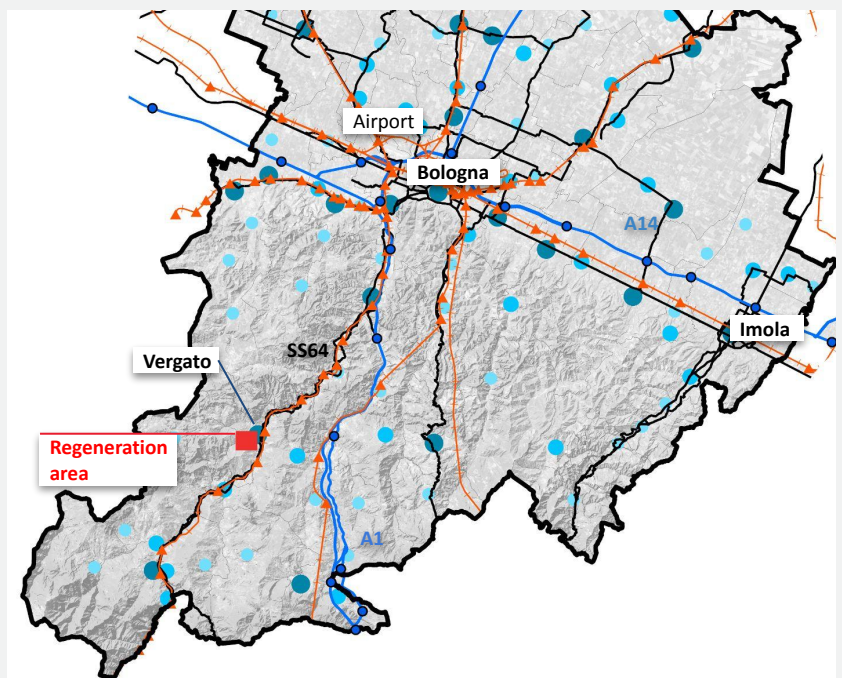
Production area to be regenerated, on which are located 3 buildings for production uses, services and partly residential, in fair condition.

The existing buildings can be renovated or demolish and rebuild, without the possibility of further extensions.

Considering the proximity of the area to the urban centre, it is suitable for hosting not only productive functions but also services. The area is equipped with a broadband internet infrastructure of more than 30 Mb.



Area localization on Google map



Localization map

—+— metropolitan railway system

— main roads network

—●— highways and exits

#### URBAN CENTRES

● with basic services

● with minimum services

● with specialistic services



### For information:

Phone: + 39 051 6598541 / + 39 051 6599618  
email: [investinbologna@cittametropolitana.bo.it](mailto:investinbologna@cittametropolitana.bo.it)

[www.investinbologna.it](http://www.investinbologna.it)