

## PROPERTY REPORT

ATP 792-2025

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€ 3.000.000,00

## ■ Property description

### DESCRIPTION

Accommodation complex located in the municipality of Montenero di Bisaccia, in the province of Campobasso. The campsite covers an area of approximately 38,400 square metres and consists of buildings constructed between 1985 and 2000, all of which are in excellent condition. The property is located along the Molise Adriatic coast, in a prominent tourist area, about 7 km south of Vasto and 15 km north of Termoli, in a favourable position for both those seeking entertainment and those seeking tranquillity. The area offers a good balance between nightlife and relaxation, and is characterised by its panoramic view of the Adriatic Gulf. The Tremiti Islands are visible in the distance and can be reached by ferry from both Vasto and Termoli. The complex comprises 44 bungalows used for accommodation (covering a total of approximately 2,167 square metres), a unit with a mini-market, restaurant and bar, and 26 mobile homes, for a total of 70 accommodation units. The facilities are surrounded by greenery, with areas that are maintained throughout the year. The campsite is equipped with a 70 kWp photovoltaic system, installed on a canopy covering a water reservoir serving the facility. There are connections to the water and sewerage networks, with the possibility of connecting to the methane pipeline located on the edge of the property. There is also a 30-year regional concession for the extraction of water from an artesian well. From an urban planning point of view, the complex is included in the current PRG (General Town Plan) in a crystallised camping area. It is possible to initiate a service conference procedure to request renovation and extension works. The administrative process is expected to take approximately one year and would allow for the construction of 140 pitches with internal parking spaces, each with a building with a usable area of up to 45 square metres, as well as buildings for services and commercial activities.

### MAP



## Property details

 TYPE	 CATEGORY	 CADASTRAL DATA					
Tourism-related	Tourist complex	TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
		F		2	137	1	20748,0
			FOGLIO	PARTICELLA	SUBALTERNO		
			GRAFFATO <input checked="" type="checkbox"/>		2		

 LOCATION			
REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Molise	Montenero di Bisaccia	CB	Via Alvise Cadamosto

## Technical features

 CADASTRAL CATEGORY	 CADASTRAL AREA	 LIVING AREA	 ROOMS	 BATHROOMS
D/2				
 BALCONY	 TERRACE	 LOGGIAS	 FLOOR	 CONDITIONS
			0	Standard/Habitable
 OCCUPANCY STATUS	 ENERGY EFFICIENCY RATING	ID	EXPIRATION	
Vacant	-	-	-	

### NOTES

At present, although the necessary documentation is lacking, the property appears to be MARKETABLE; however, it is advisable to verify that the condition of the property complies with the building permits that apply to it before making any purchase offer, in order to avoid possible issues between the parties.

In any case, the owner must verify that the property complies with the land registry, building regulations and floor plans before the deed of sale is signed, as well as ensuring that it is fit for habitation.

There is a mortgage registered on the property, which will be cancelled at the time of the deed of sale.

As per the seller's self-certification, an APE (energy performance certificate) is not required for the properties comprising the complex.

## Property details

### TYPE

Tourism-related

### CATEGORY

Tourist complex

### CADASTRAL DATA

TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
F		2	137	3	1336,40

### LOCATION

REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Molise	Montenero di Bisaccia	CB	Via Alvise Cadamosto

## Technical features

### CADASTRAL CATEGORY

D/2

### CADASTRAL AREA

### LIVING AREA

### ROOMS

### BATHROOMS

### BALCONY

### TERRACE

### LOGGIAS

### FLOOR

### CONDITIONS

### OCCUPANCY STATUS

### ENERGY EFFICIENCY RATING

### ID

### EXPIRATION

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		TIPO CATASTO	SEZIONE	FOGLIO	PARTICELLA	SUBALTERNO	RENDITA CAT.
Tourism-related	Tourist complex	F		2	1870	2	3125,80
			GRAFFATO	FOGLIO	PARTICELLA	SUBALTERNO	
			✓			1	

LOCATION			
REGION	CITY / TOWN OF	PROVINCE	ADDRESS
Molise	Montenero di Bisaccia	CB	Via Alvise Cadamosto

## Technical features

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BALCONY	TERRACE	LOGGIAS	FLOOR	CONDITIONS
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Vacant	-	-	-	

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<p>Scheda n. 1 Scala 1:200</p>					

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<p>Scheda n. 2 Scala 1:200</p>					

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<p>Scheda n. 3 Scala 1:200</p>					

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Sezione: Foglio: 2 Particella: 137 Subalterno:	Iscritto all'albo: Geometri Prov. Campobasso N.				
<p>Scheda n. 4 Scala 1:200</p>					

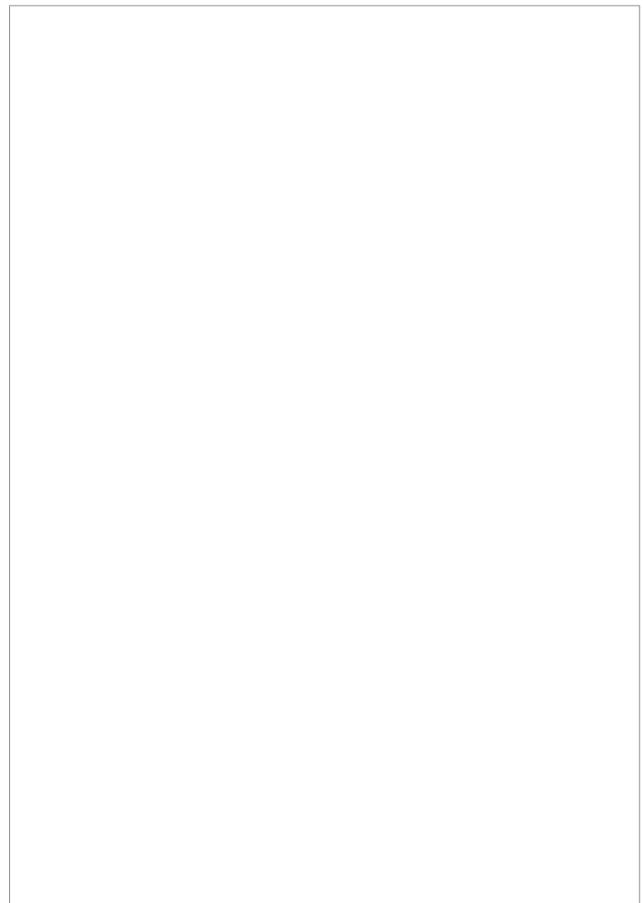
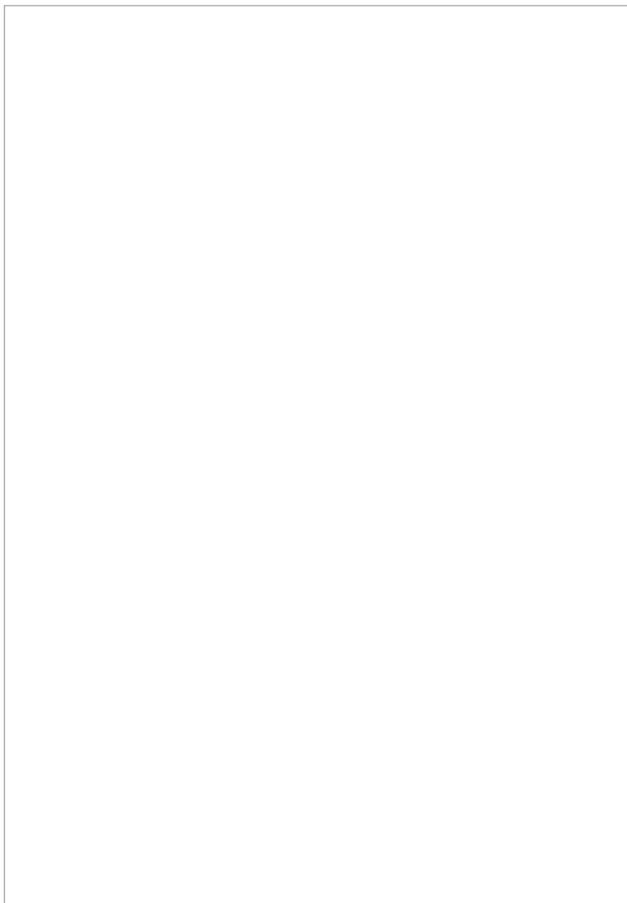


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Scheda n. 5 Scala 1:200

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Scheda n. 6 Scala 1:200



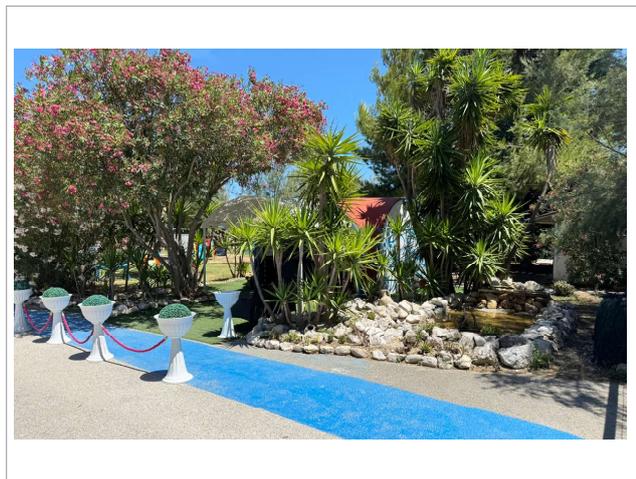
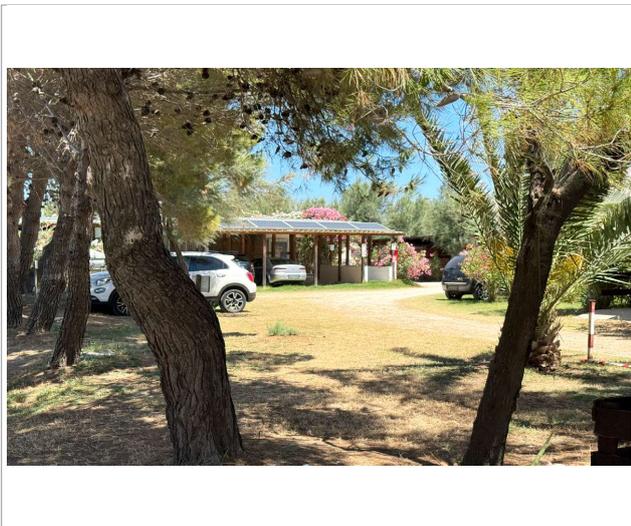
## ■ Photogallery

 EXTERIOR



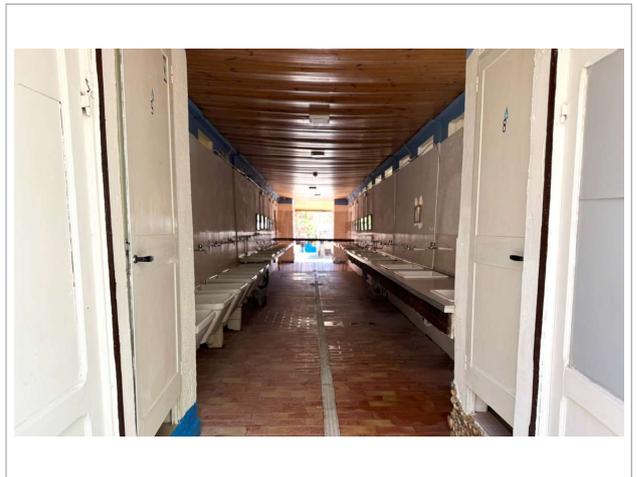
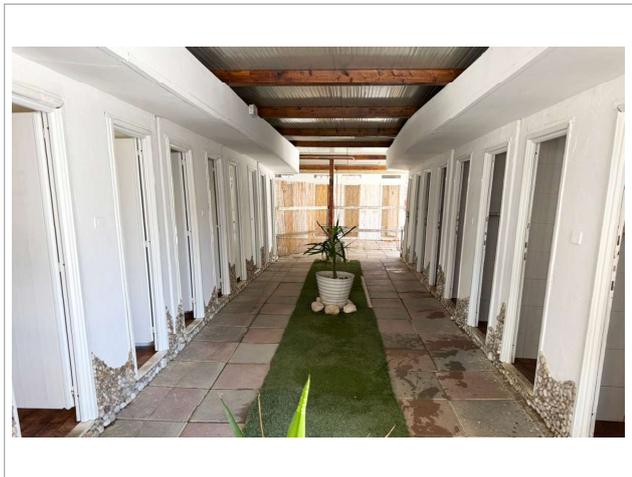
## ■ Photogallery

 EXTERIOR



## ■ Photogallery

 INTERIOR



## ■ Information concerning the sale



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0586 201402



*For further information and multimedia content*

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## GLOSSARY OF TECHNICAL DATA

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### Property details

**TYPE:** indicates the intended use of the property (residential, office, commercial, industrial, tourist, sports facility, agricultural, etc.). If the report concerns properties made up of multiple functional units considered as a single entity, the main use is indicated.

**CATEGORY:** refers to the classification of the property based on its architectural, functional, and dimensional characteristics (apartment, garage, villa, terraced house, warehouse, hotel, etc.).

**CADASTRAL DATA:** provides the cadastral registration data of the property (the main one in the case of multiple units), specifying the type of cadastre (Land or Buildings) in which it is registered.

**LOCATION:** identifies (along with the map) the address of the property.

### Technical features

The first section provides additional elements useful for identifying the characteristics of the property in relation to its market segment.

**CADASTRAL CATEGORY:** indicates the classification category of the main property unit.

**CADASTRAL AREA:** refers to the total cadastral area (including any external areas) as reported in the cadastral survey. For special properties in categories D and E, this data may not be available. This may also occur in other categories under specific conditions, such as the absence of a cadastral floor plan in the Revenue Agency archives.

**ROOMS:** indicates the number of rooms in the main unit (bedrooms, living room, study, kitchen-dining room, or kitchen if it is a separate room larger than 4 sqm).

**BATHROOMS:** indicates the number of bathrooms in the property, including those without full fixtures.

**FLOOR:** indicates the floor level of the main unit within the building. For buildings with multiple floors, the intermediate floor is indicated (the exact floor is specified in the property description).

**CONDITIONS:** refers to the general maintenance condition of the main unit, excluding common areas in condominiums and external parts (which may be visible in photographic documentation).

**OCCUPANCY STATUS:** indicates whether the property is subject to lease, loan for use, or similar agreements. If the owner occupies the property, it is considered vacant.

**ENERGY EFFICIENCY RATING:** refers to the construction characteristics and systems of the unit in terms of energy efficiency, expressed in Latin letters. Class A (and subclasses with "+" signs) indicates the highest energy efficiency, decreasing progressively through the alphabet. Class G is the least efficient. Higher energy efficiency corresponds to lower primary system consumption costs.

**PROPERTY EQUIPMENT:** indicates the presence or absence of the main systems in the unit, which are valued by the real estate market.

**OTHER FEATURES:** if present, the main accessory areas or indirect appurtenances (not directly connected to the unit) are listed with their surface area.

**COMMON FACILITIES:** if the property is part of a condominium, this indicates the presence or absence of main shared systems or amenities valued by the real estate market.



**Rete Aste S.r.l.**

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