

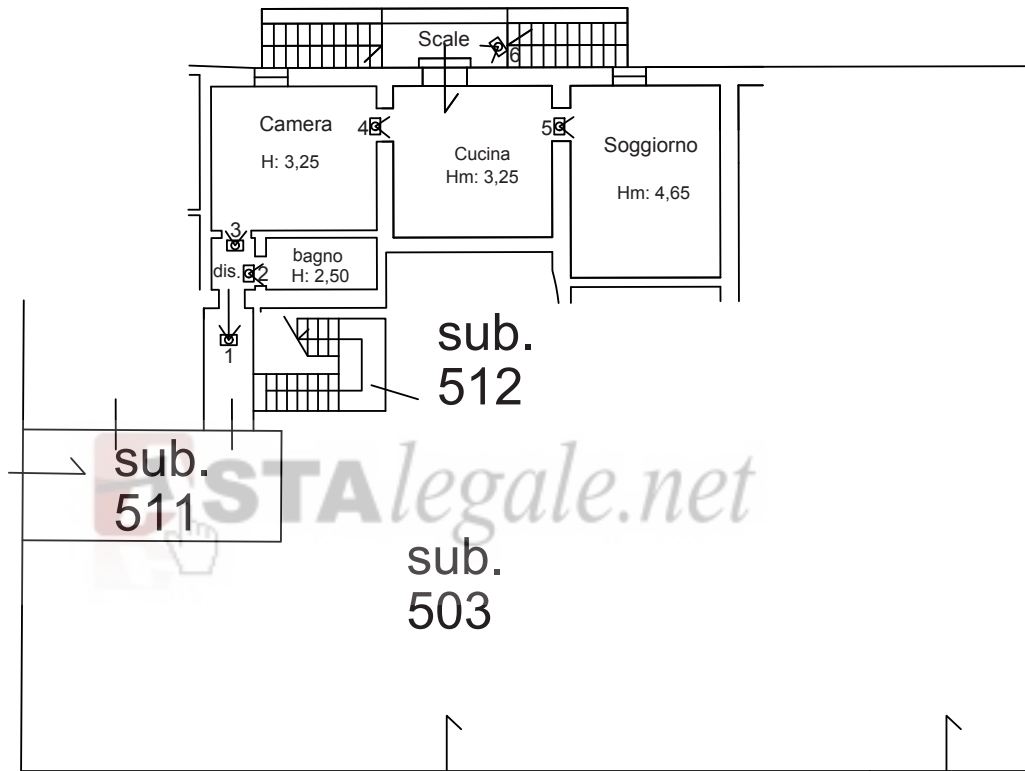
DOCUMENTAZIONE FOTOGRAFICA

***Comune di Lastra a Signa (Fi) –via di Carcheri 211 ,Fraz Ginestra Fiorentina
Firenze***

CTU : Dott. Ing Franco Romanelli

05 Novembre 2016

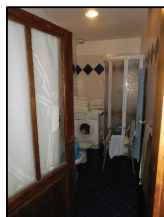
Foglio 40 Part. 395 Sub 500



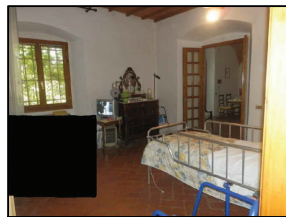
PIANO TERRENO



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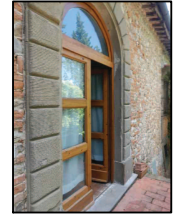
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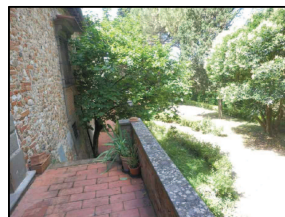
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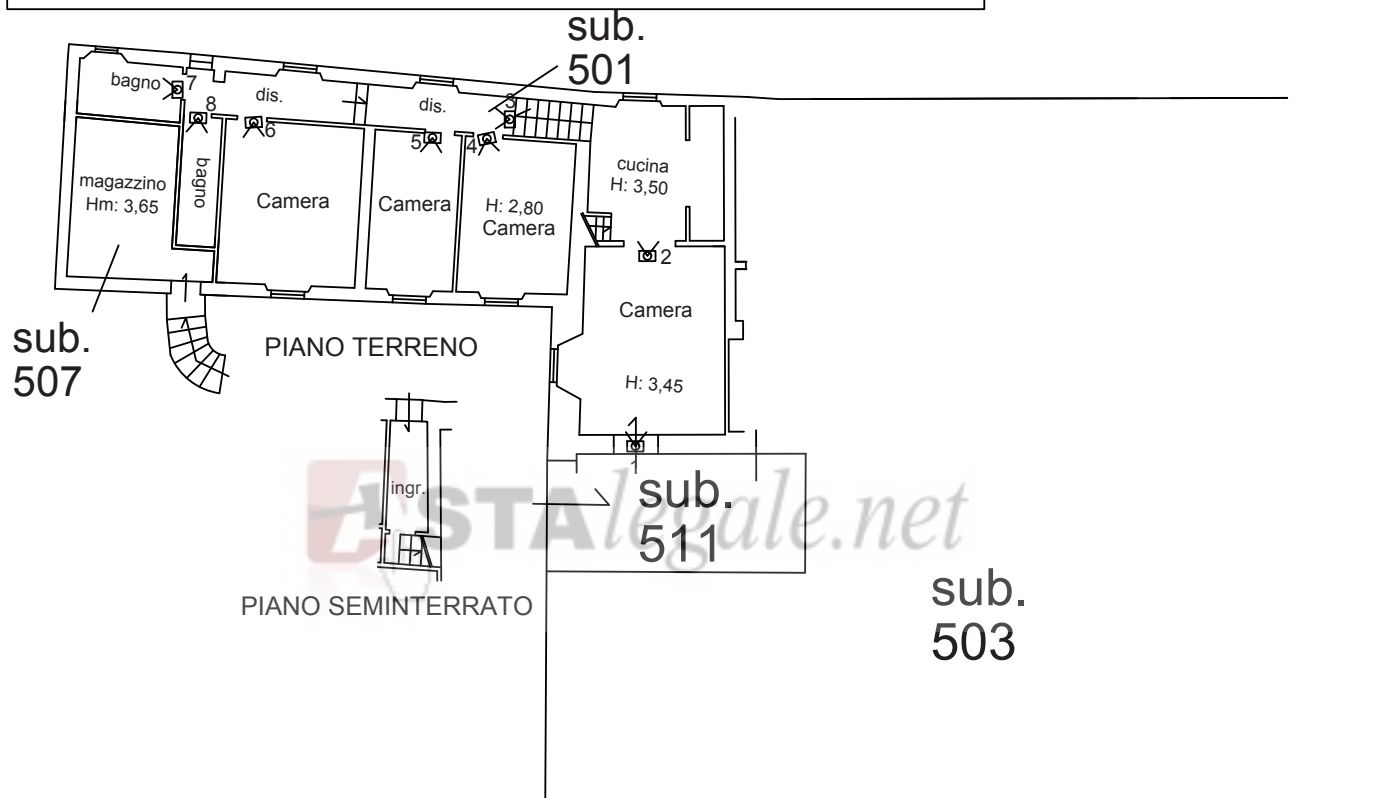
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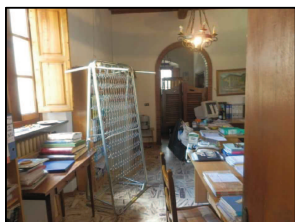
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Dott. Ing. Franco Romanelli

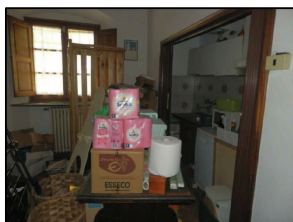
Foglio 40 Part. 395 Sub 501-507



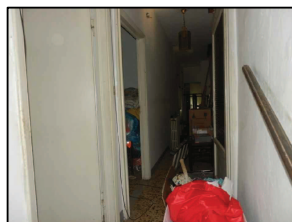
PIANO TERRENO



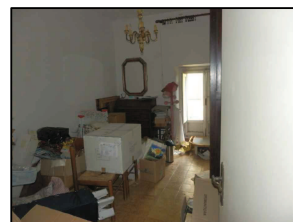
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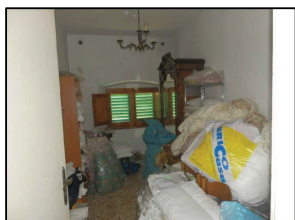
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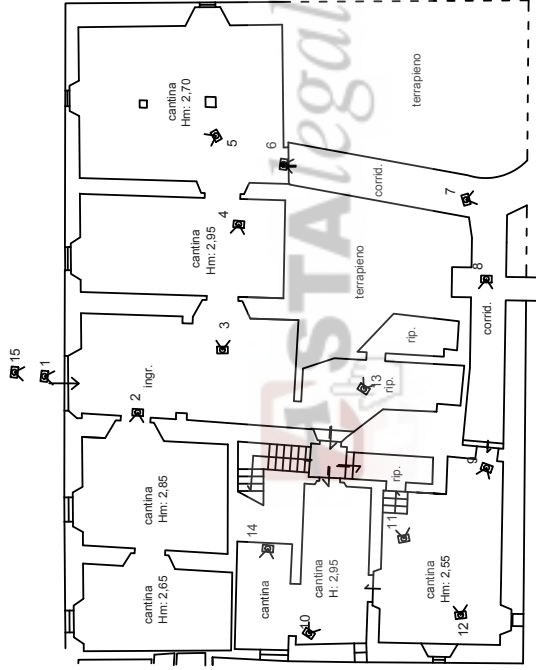
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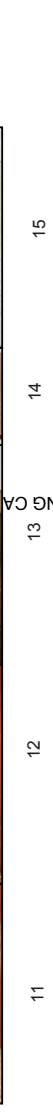
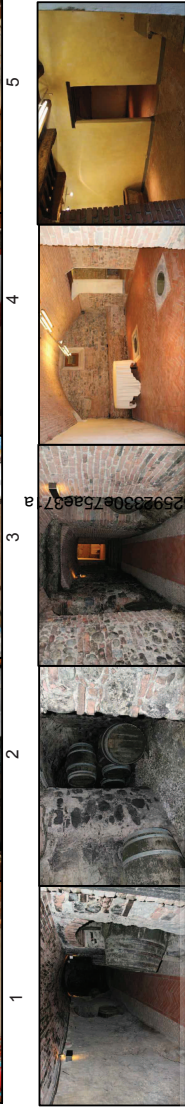
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Dott. Ing. Franco Romanelli

oglio 40 Part. 395 Sub 502-503



PIANO SEMINTERRATO



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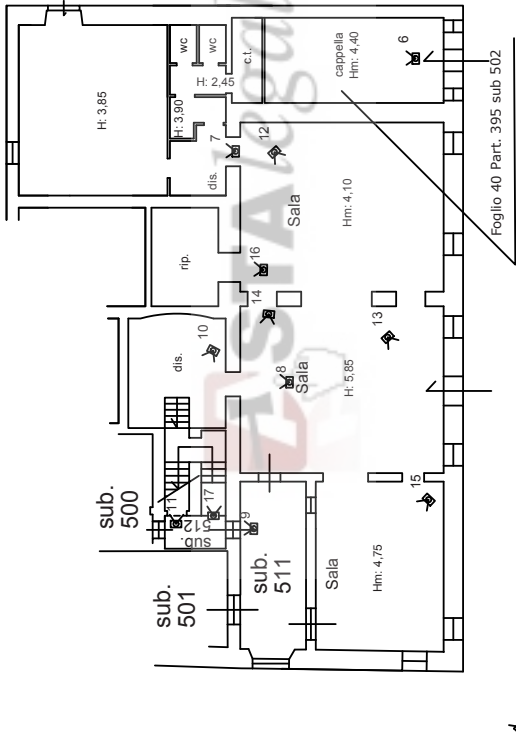
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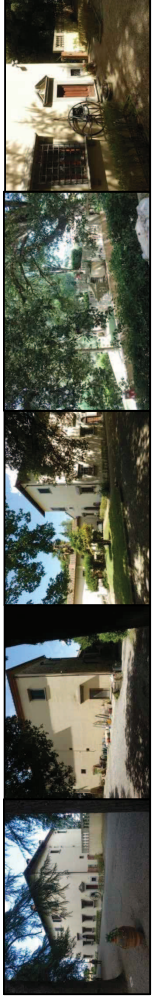
Foglio 1/4

Firmato Da: ROMANELLI FRANCO Emesso Da: ARUBAPEC S.P.A. NG CA3 Serial#: 1b648b15d4120c52592830e75ae837a

Foglio 40 Part. 395 Sub 502-503



PIANO TERRENO

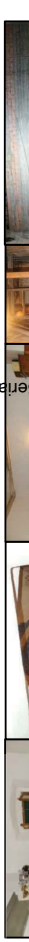
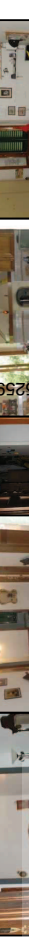
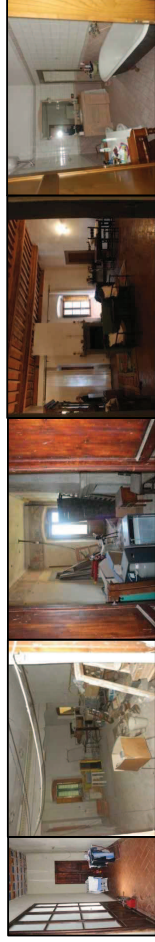
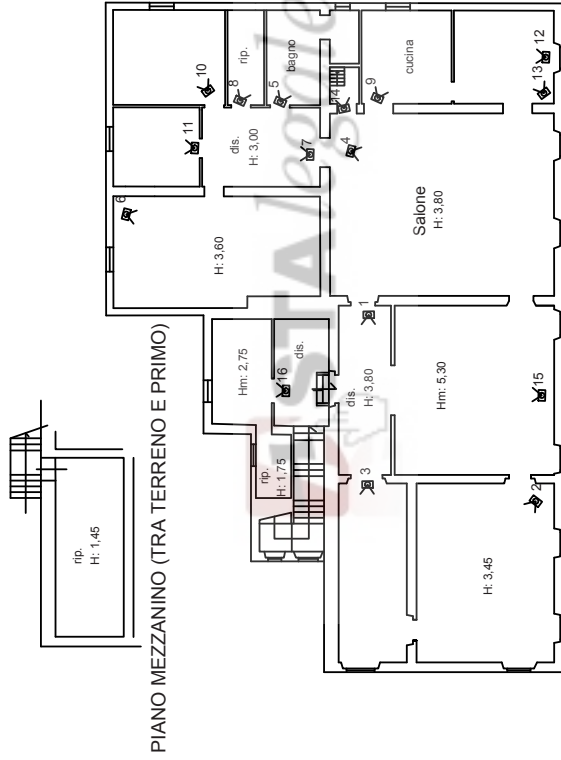


Il C.T.U.
Dott. Ing. Franco Romanelli

Foglio 2/4

Firmato Da: ROMANELLI FRANCO Emesso Da: ARUBAPEC S.P.A. NG CA 3 Serial: 10e42815d412000592330e76a9371a

Foglio 40 Part. 395 Sub 502-503



Il C.T.U.
Dott. Ing. Franco Romanelli

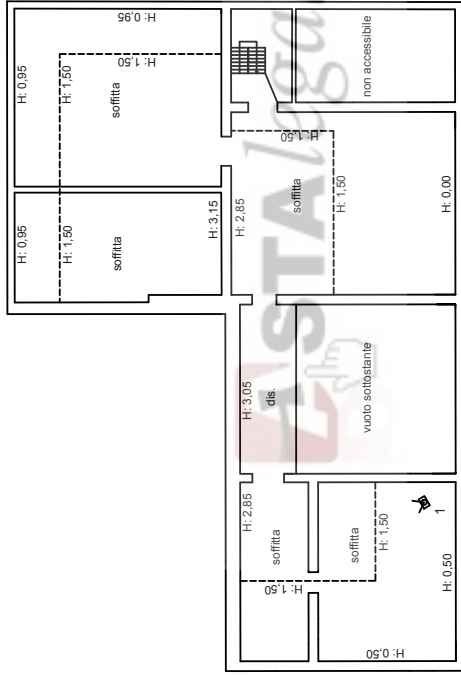
Foglio 3/4

Firmato Da: ROMANELLI FRANCO Emesso Da: ARUBAPEC S.P.A. NG/CA.3 Serial#: 1be42815d4120c5259239b75ae371a

Foglio 40 Part. 395 Sub 502-503



1



PIANO SECONDO (SOTTOTETTO)

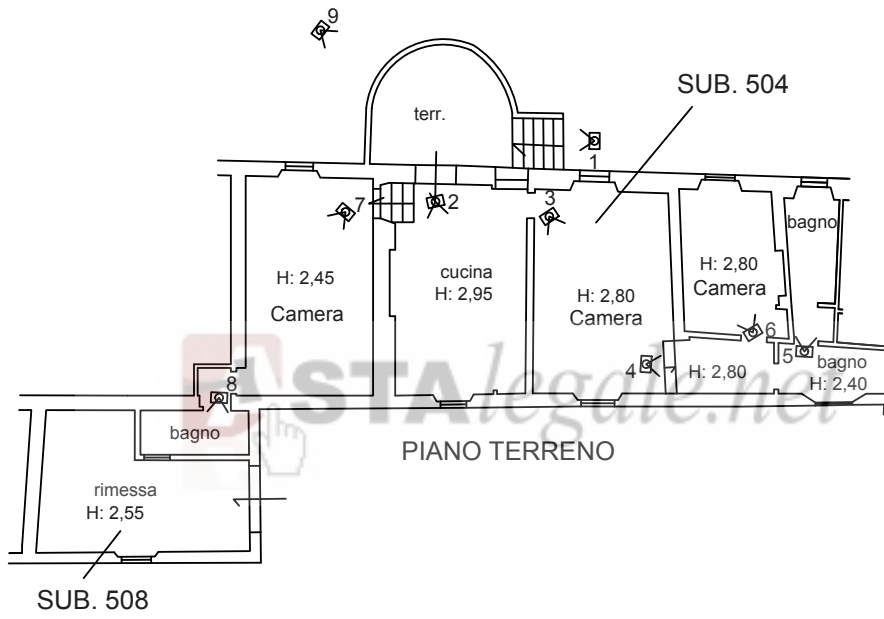
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Il C.T.U.

Dott. Ing. Franco Romanelli

Foglio 4/4

Foglio 40 Part. 395 Sub 504-508



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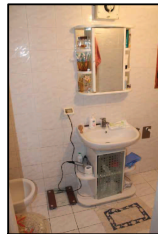
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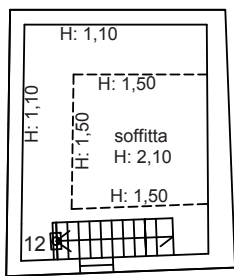
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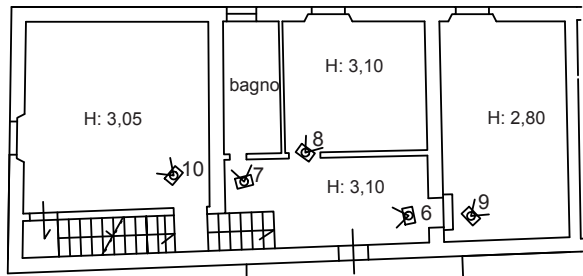
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Il C.T.U.
Dott. Ing. Franco Romanelli

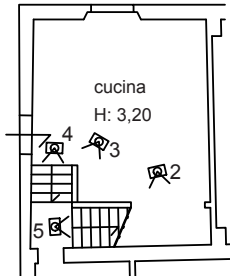
Foglio 40 Part. 395 Sub 505



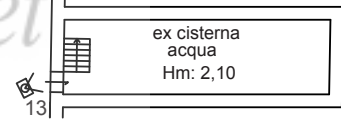
PIANO SECONDO
(SOTTOTETTO)



PIANO PRIMO



PIANO TERRENO



PIANO INTERRATO



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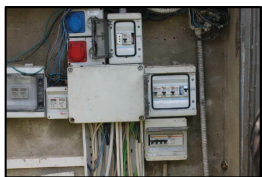
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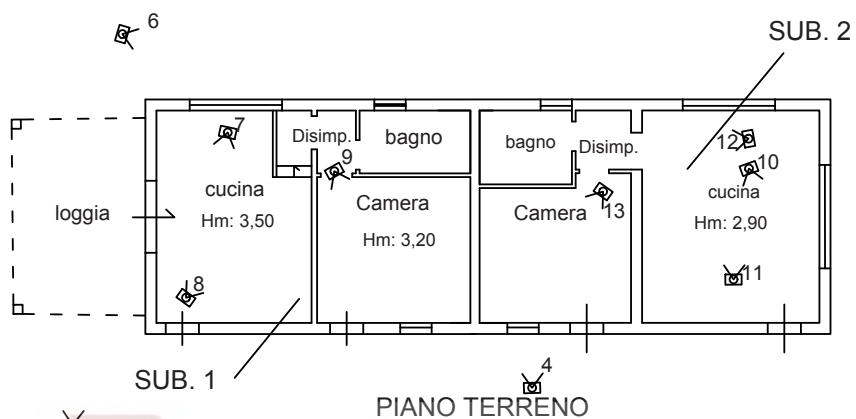
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Il C.T.U.
Dott. Ing. Franco Romanelli

Foglio 40 Part. 388 Sub 1-2-3



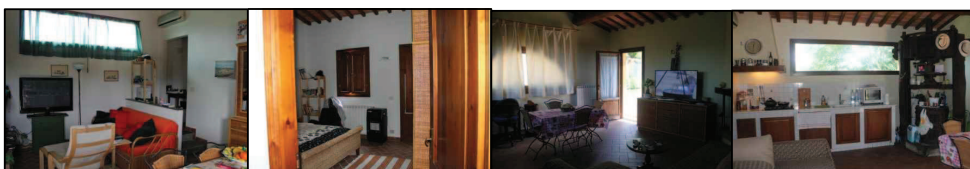
ASTAlegale.net



1 2 3



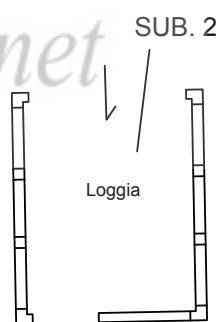
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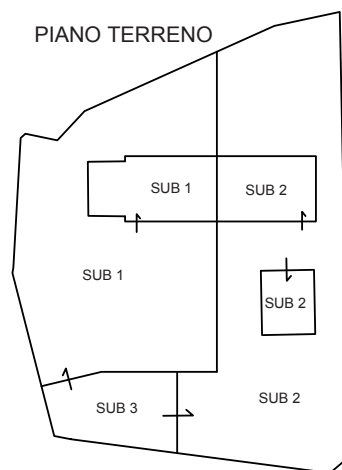
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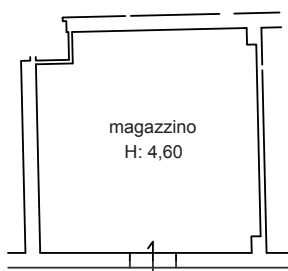


Loggia



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Dott. Ing. Franco Romanelli

Foglio 40 Part. 395 Sub 506



 ASTAlegale.net

PIANO TERRENO



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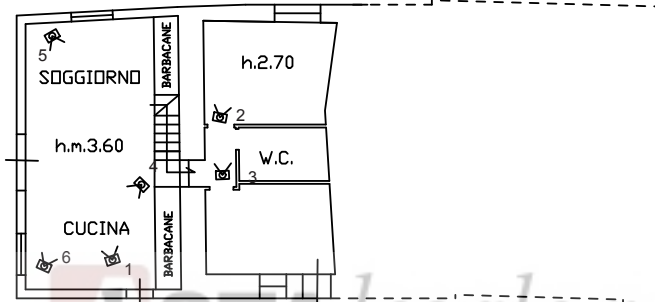
Il C.T.U.
Dott. Ing. Franco Romanelli

Foglio 40 Part. 324 Sub 500 - 501

DOCUMENTAZIONE FOTOGRAFICA

Foglio 40 Part. 324 sub 500 - 501

8



PIANO TERRENO



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Dott. Ing. Franco Romanelli

Foglio 40 Part. 324 Sub 5

DOCUMENTAZIONE FOTOGRAFICA

Foglio 40 Part. 324 sub 5



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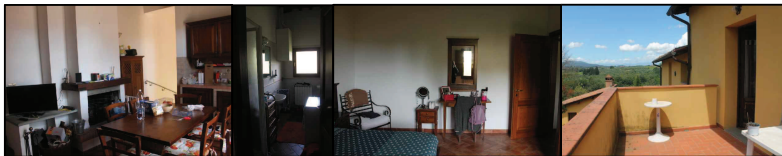
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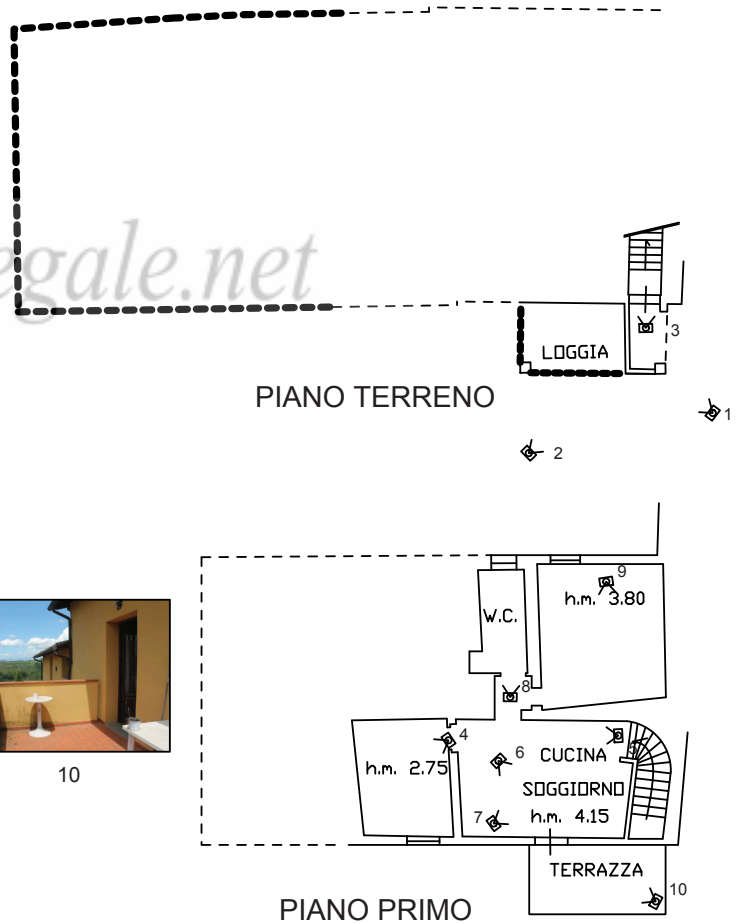
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PIANO TERRENO

PIANO PRIMO

Il C.T.U.

Dott. Ing. Franco Romanelli

Foglio 40 Part. 324 Sub 6

DOCUMENTAZIONE FOTOGRAFICA

Foglio 40 Part. 324 sub 6



1 2 3 4



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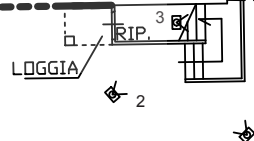
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12 13



PIANO TERRENO



PIANO PRIMO

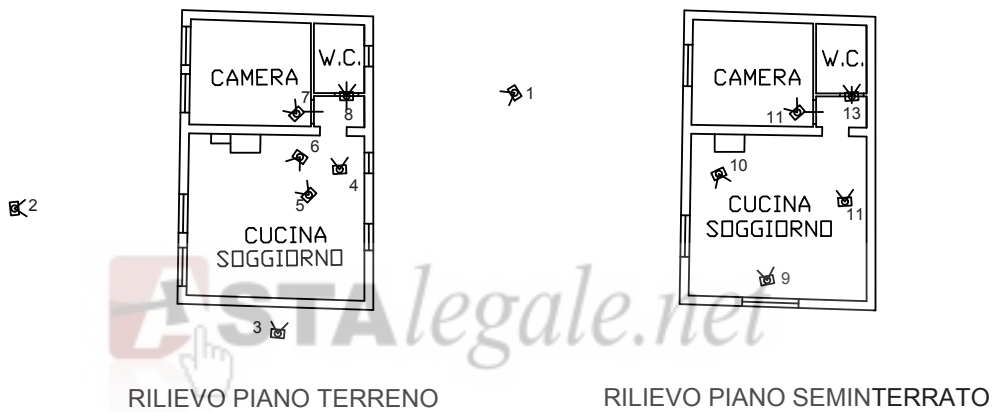
Il C.T.U.
Dott. Ing. Franco Romanelli

Foglio 40 Part. 324 Sub 3 - 4

DOCUMENTAZIONE FOTOGRAFICA

Foglio 40 Part. 324 sub 3

Foglio 40 Part. 324 sub 4



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Il C.T.U.
Dott. Ing. Franco Romanelli

ALL'INTEGRAZIONE DELLA CONSULENZA TECNICA D'UFFICIO

Compendio immobiliare formato da più lotti di cui alle particelle

Catasto fabbricati del Comune di Lastra a Signa nel foglio di **mappa 40** , particelle 128 sub 1,sub 3, sub 4- particella 324, sub 3, sub 4, , sub 5, sub 6, sub 500,; e a NCT foglio di **mappa 40** particelle 93, 96, 107, 108, 110, 112, 113, 125, 127, 128, 129, 130, 131, 134 A, 134 B, 134 C, 139 A, 139 B, 167, 170, 198, 199, 201 A, 201 B,201 C, 221, 222- particelle 115, 117, 133A, 133B, 140A, 140B, 140C, 141, 142, 169, 173, 234, 319, e nel foglio di **mappa 41** particelle 21, 22, 266.

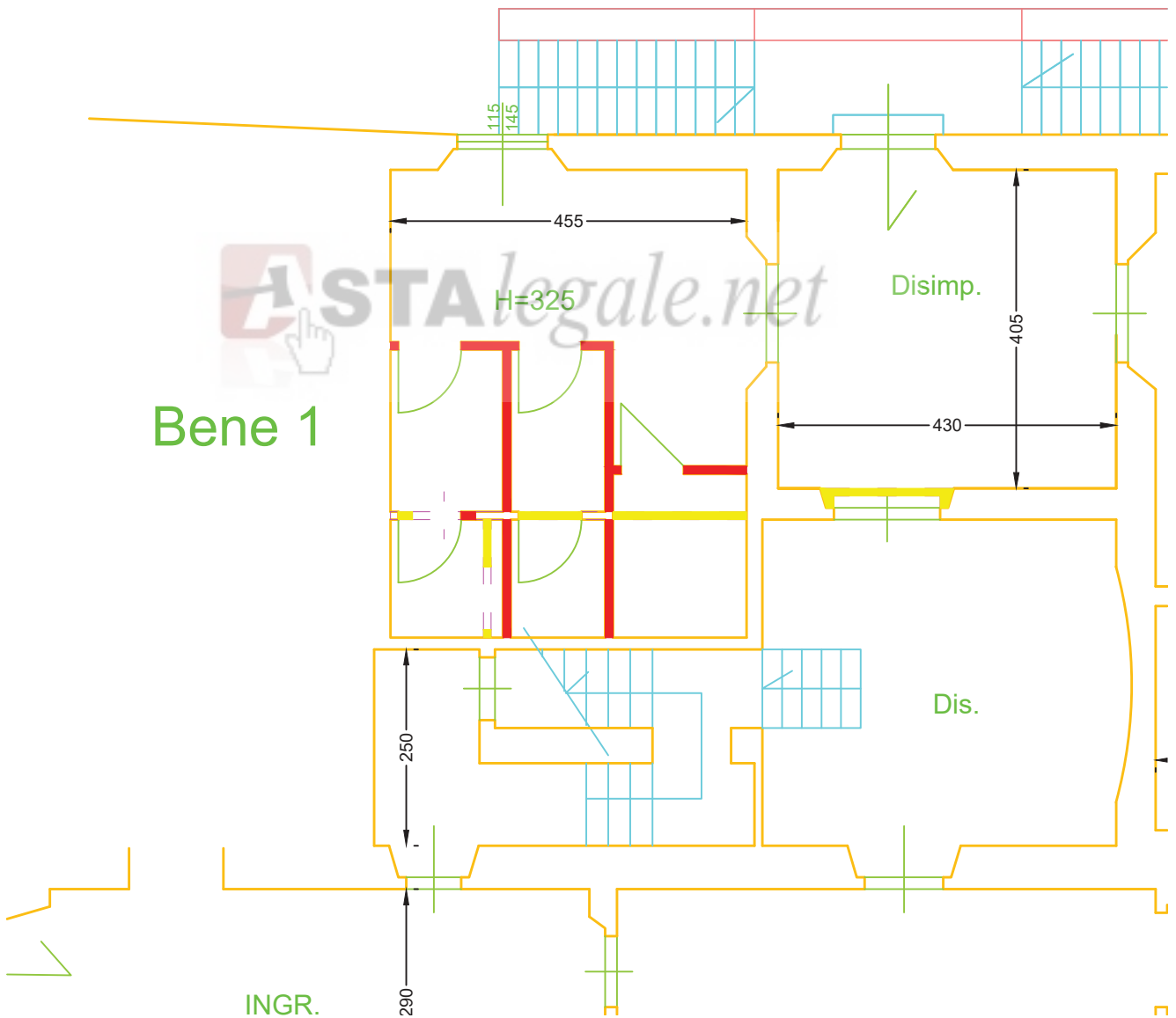
Comune di Lastra a Signa (Fi) –via di Carcheri 211 ,Fraz. Ginestra Fiorentina Firenze

CTU : Dott. Ing Franco Romanelli

Firenze 23 Febbraio 2022

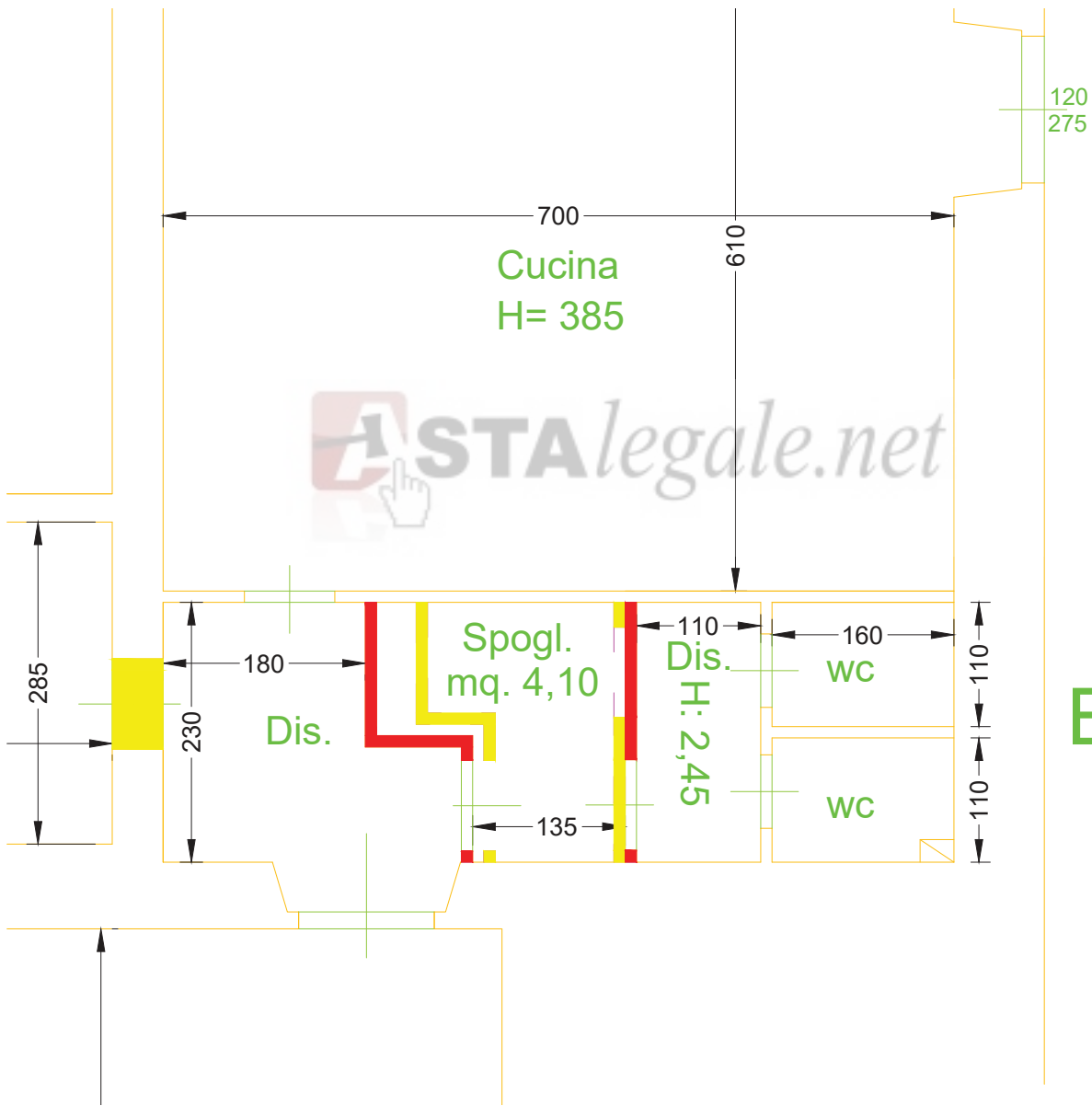
VILLA BENE 1

Stato modificato



VILLA BENE 2

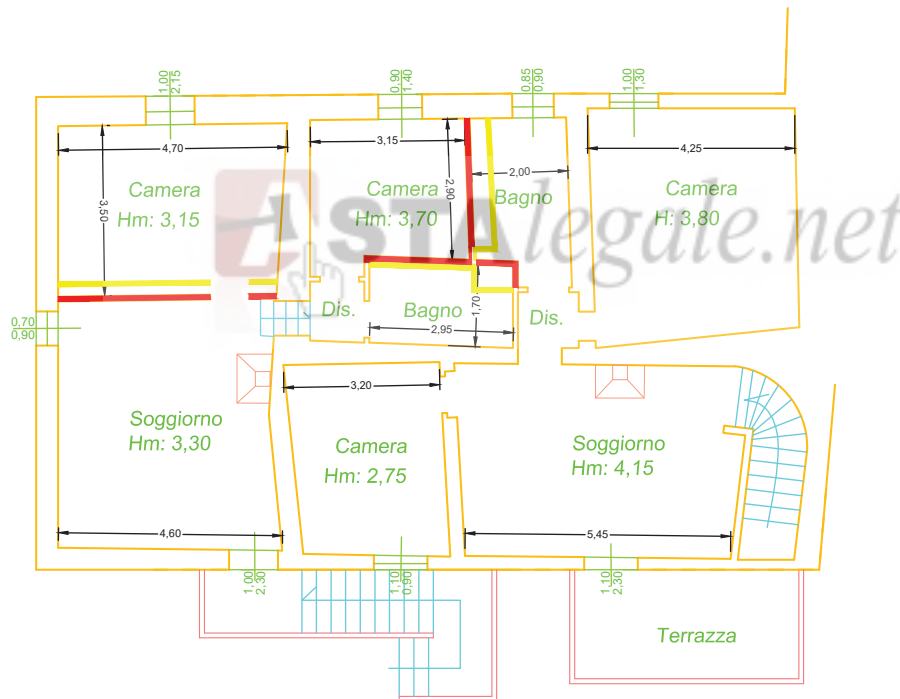
stato modificato



Bene 2

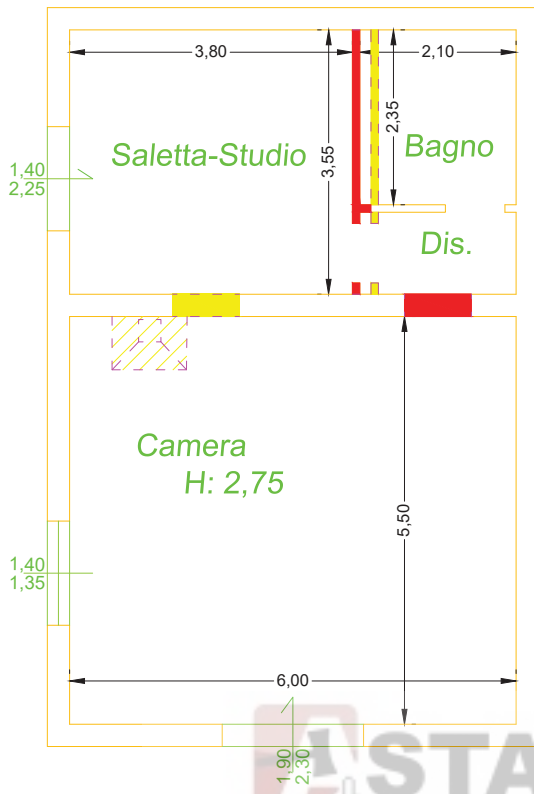
BENE 8 CASINA

STATO MODIFICATO



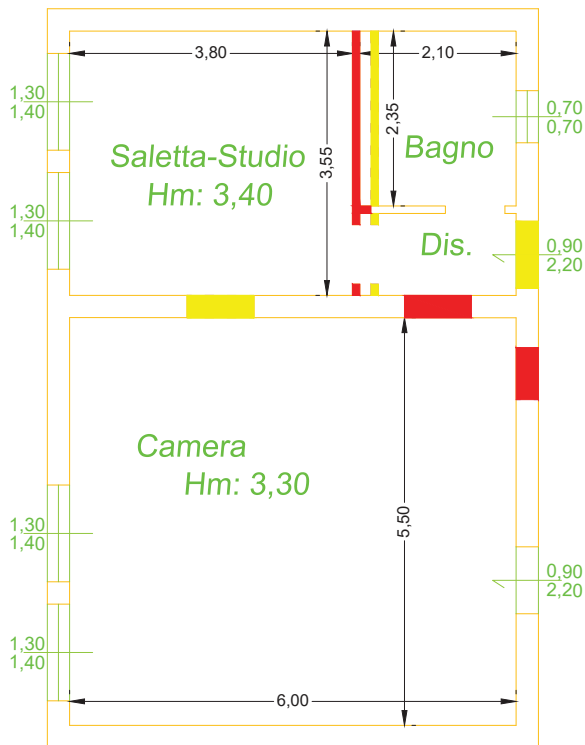
PIANO PRIMO

BENE 9 FIENILE



PIANO SEMINTERRATO

STATO MODIFICATO



PIANO TERRENO

Comune di Lastra a Signa (Fi) –via di Carcheri 211 ,Fraz. Ginestra Fiorentina Firenze

CTU : Dott. Ing Franco Romanelli

Firenze 23 Febbraio 2022



BENE 1 modifiche interne non conformi successive alla perizia del 2016



BENE 1 modifiche nuovi bagni non conformi al catastale e successive alla perizia del 2016



BENE 1 particolare del tetto ammalorato



BENE 2 Modifiche interne



BENE 2



modifiche impianti rimasti al grezzo – non ultimati

successivi alla perizia del 2016



BENE 2 – modifiche non ultimate . con rimozione del controsoffitto



bene 2 piano primo precarie condizioni manutentive infiltrazioni acqua dal tetto



BENE2 lesioni al pavimento e architravi delle porte



Lesioni

precaria staticità muro a ridosso della piscina a comune



LESIONI ANGOLO SX VILLA

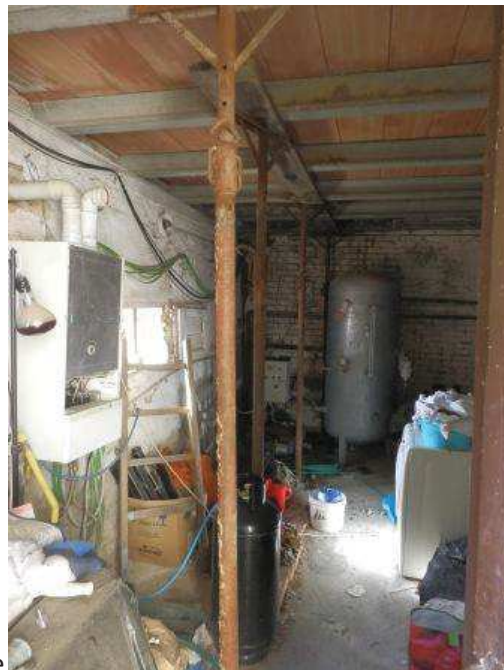
Bene 4



magazzino



bene 4 magazzino



BENE 4 Tetto pericolante



BENE 4 TETTO PERICOLANTE



BENE 8 E BENE 9

MODIFICHE DEGLI SPAZI INTERNI E IMPIANTI MODIFICHE SUCCESSIVE ALLA PERIZIA DEL 2016

RIMASTI AL GREZZO





MODIFICHE SUCCESSIVE ALLA PERIZIA DEL 2016



MODIFICHE SUCCESSIVE ALLA PERIZIA DEL 2016



MODIFICHE SUCCESSIVE ALLA PERIZIA DEL 2016



STATO PRECARIO DELLE TETTOIE BENE 8 E 9



STATO AMMALORATO TETTOIA A SERVIZIO PISCINA A COMUNE BENI 8 E 9