



VON POLL  
IMMOBILIEN®

Zibido San Giacomo – Lombardia

# HISTORIC CASIGLIO FARMHOUSE FOR SALE. FOR REAL ESTATE TRANSACTION

Property ID: IT24294992



VON POLL  
REAL ESTATE®



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20122 Milano



TAVOLE VISTE RENDER



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.750.000 EUR • LIVING SPACE: ca. 3.900 m<sup>2</sup> • LAND AREA: 21.000 m<sup>2</sup>

Property ID: IT24294992 - 20058 Zibido San Giacomo – Lombardia

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## At a glance

Property ID	IT24294992	Purchase Price	1.750.000 EUR
Living Space	ca. 3.900 m <sup>2</sup>	Object type	
Available from	28.06.2024	Commission	subject to commission
Year of construction	1967	Total Space	ca. 21.000 m <sup>2</sup>
		Condition of property	Needs renovation
		Usable Space	ca. 21.000 m <sup>2</sup>

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## Energy Data

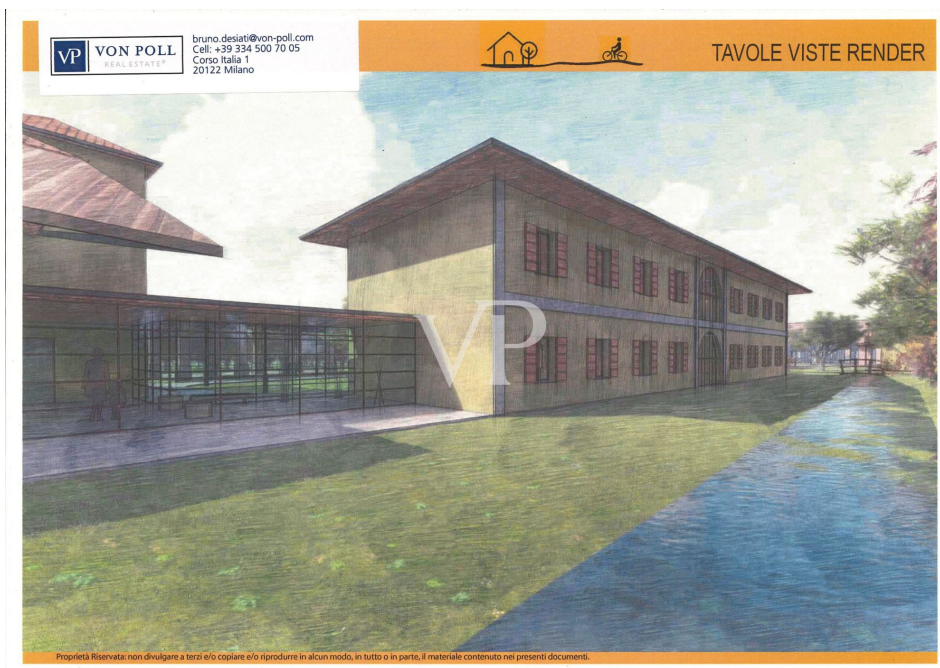
Power Source

Gas

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## The property



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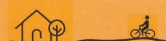


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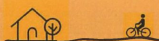


PLANIVOLUMETRICO



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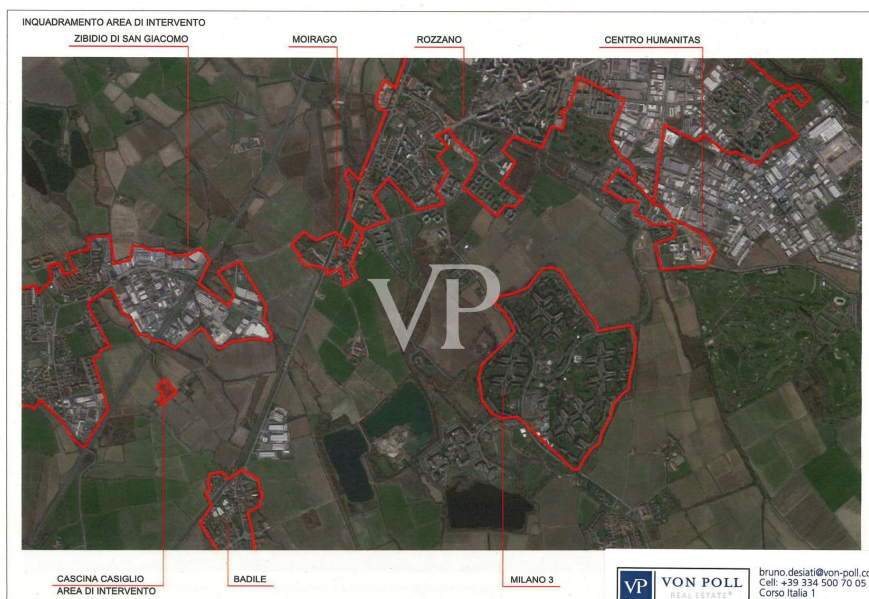
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## The property



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# The property

INQUADRAMENTO AREA DI INTERVENTO - CASCINA CASIGLIO - ZIBIDIO DI SAN GIOVANNI - MILANO



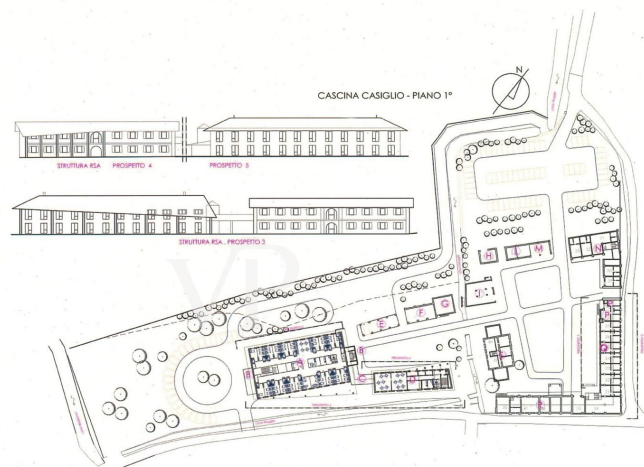
AREA NON OGGETTO DI INTERVENTO

AREA DI INTERVENTO


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CASCINA CASIGLIO - AREA DI INTERVENTO

ID.	DESTINAZIONE
A	EDIFICIO RSA
A	RSU PORTICO SUD
BC	INGRESSO E CONNETTIVO
D	CENTRO DIURNO E SERVIZI
D	CDS PORTICO NORD
E	VECCHIO PORTICO
F	PORTICO MULINO
F	PORTICO APERTO MULINO
G	VECCHIO MULINO
H	PORTICO LO STALLINO
I	SPAZI DELLA RUOTA MULINO
L	PORTICO APERTO LE SCUDERIE
M	PORTINERA SERVIZI LE SCUDERIE
N	NUOVE RESIDENZE PROTETTE
N	PORTALE E CONNETTIVO
P	RESIDENZE PROTETTE LA FLANDA
Q	RESIDENZE PROTETTE I FIENILI
Q	PORTICO APERTO I FIENILI
R	RESIDENZE PROTETTE LA CORTE
R	PORTALE LA CORTE
R	PORTICO APERTO LA CORTE
S	UFFICI - CASA PADRONALE
S	UFFICI - CASA PADRONALE AMPL
S	CASA PADRONALE - PORTICO
S	CASA PADRONALE - PORTICO



NOTE:  
 tutte le quote devono essere verificate in loco o cura dell'ingegnere. Lo schema di struttura rappresentativo deve intendersi indicativo.

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progetto/project  
**CASCINA CASIGLIO**  
 ZIBIDIO SAN GIACOMO MI

incarico/object  
**STUDIO DI FATIBILITA**  
 PROGETTO  
 pianta piano primo

committente/client

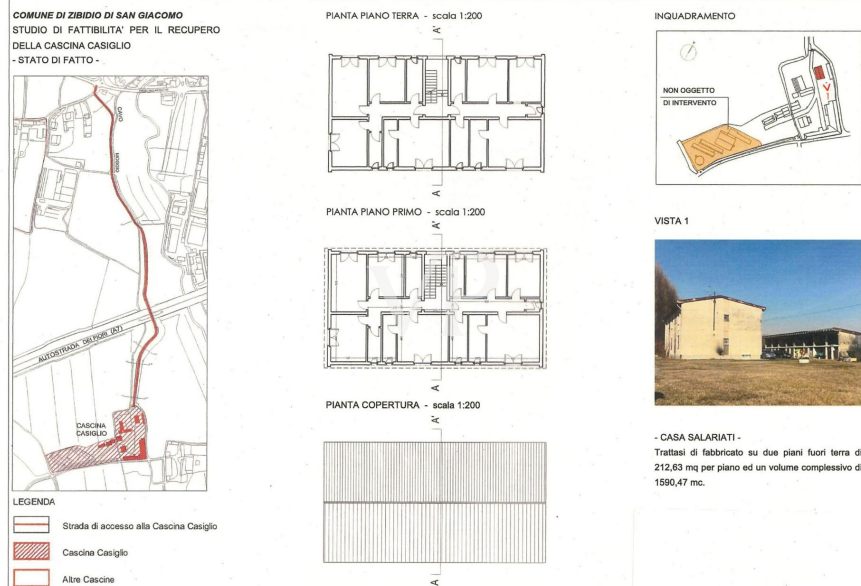
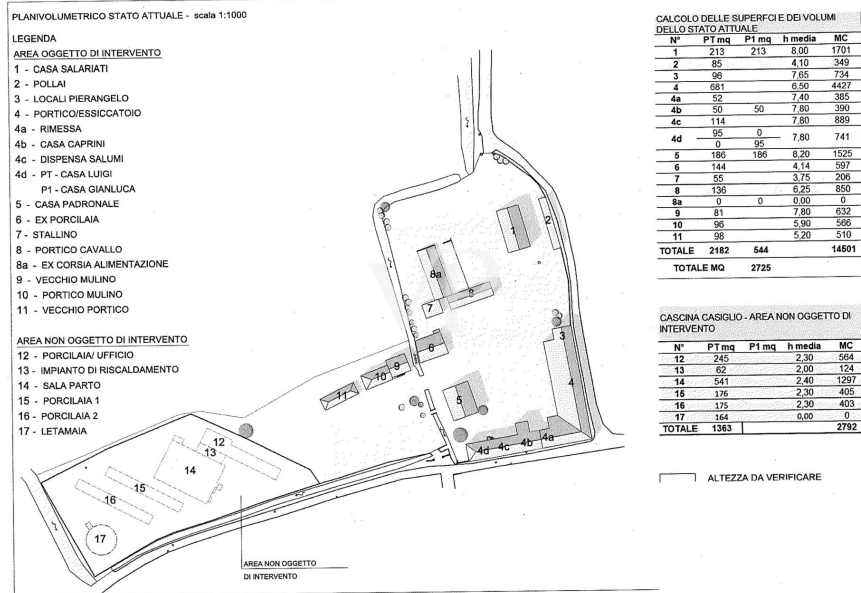
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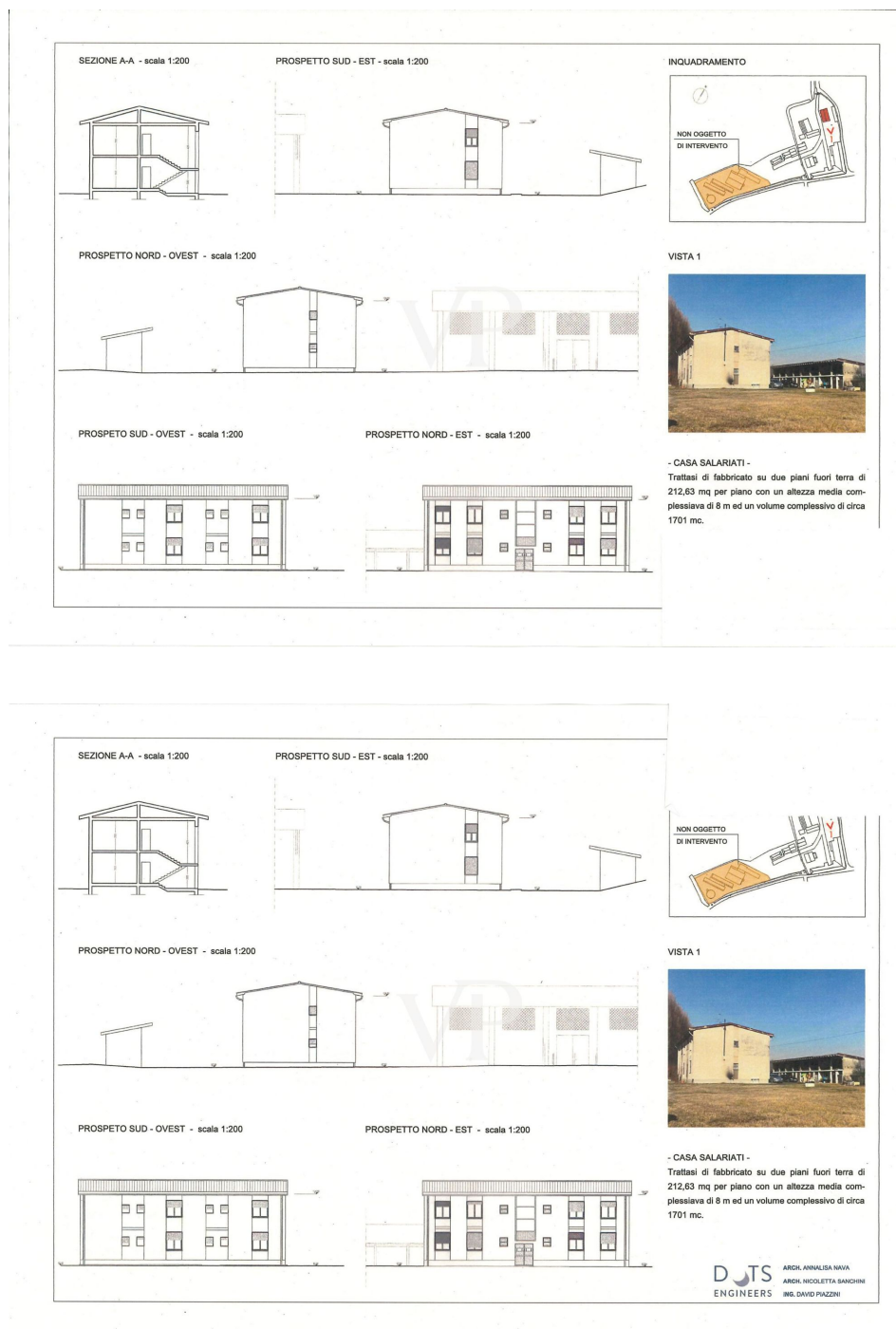
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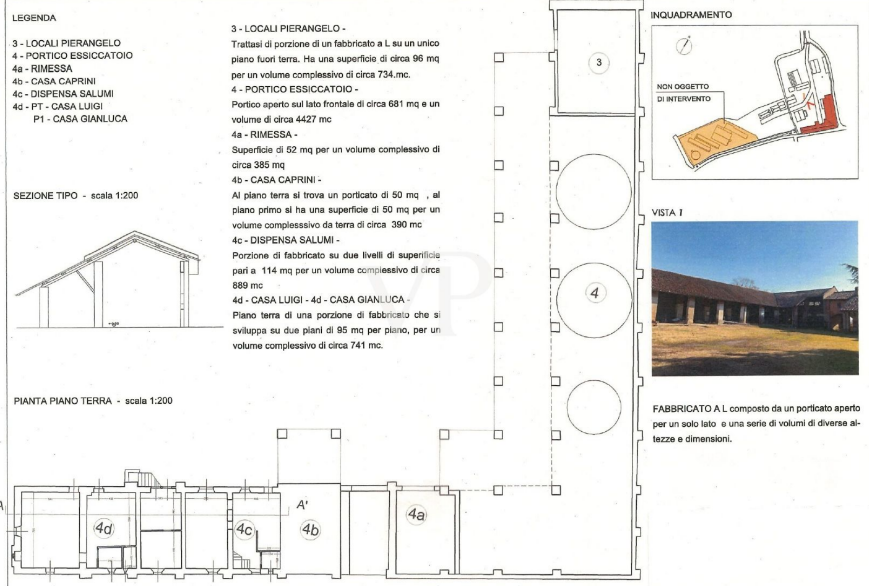
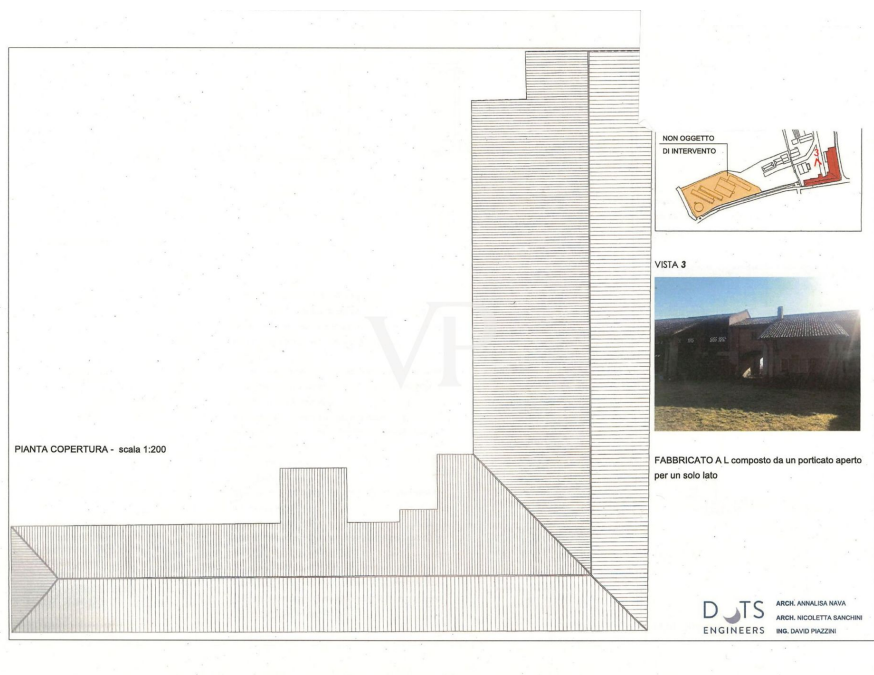
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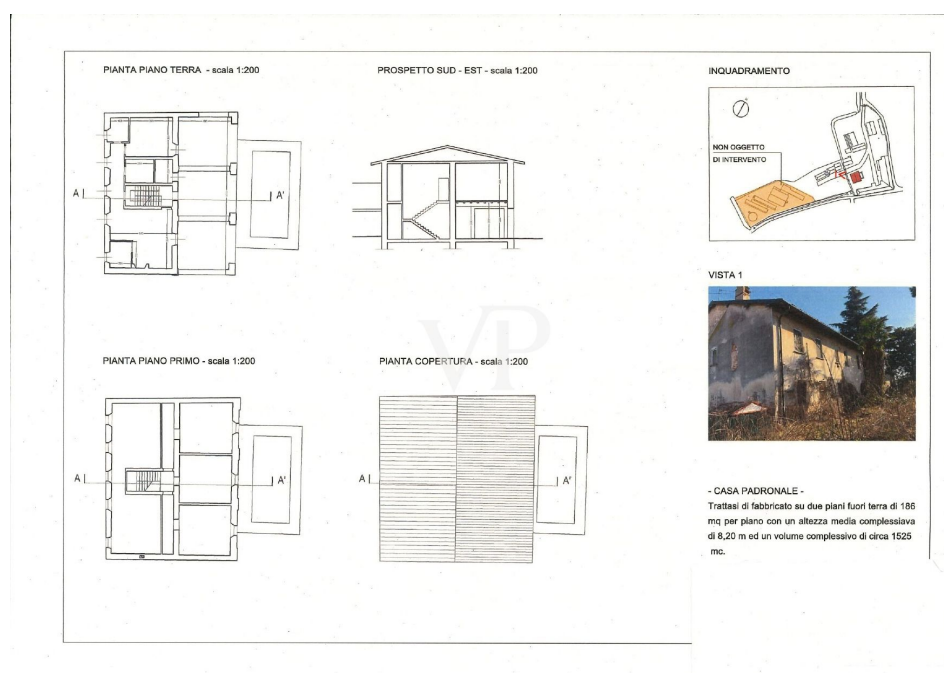
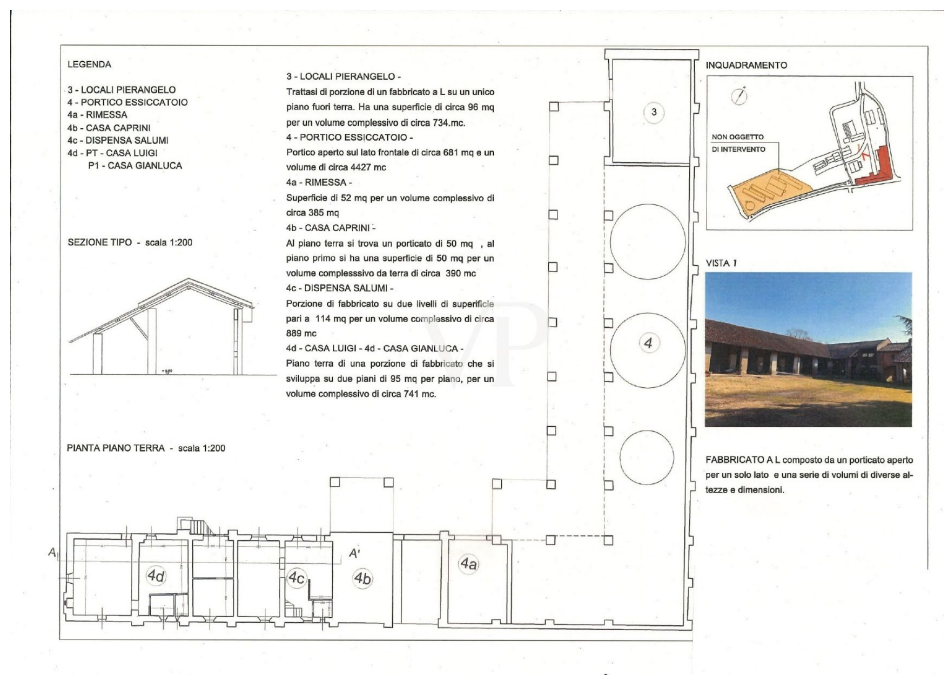
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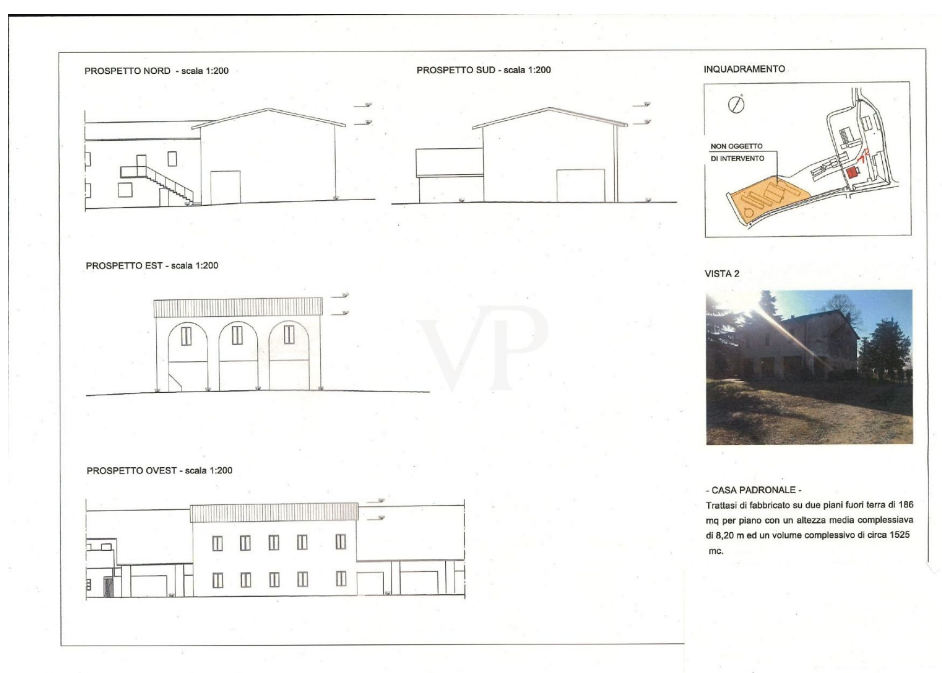
## The property





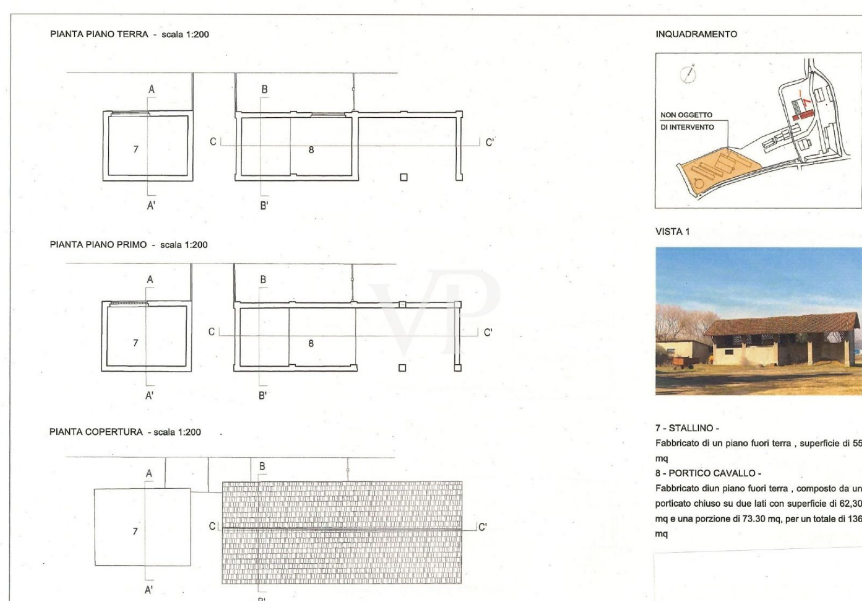
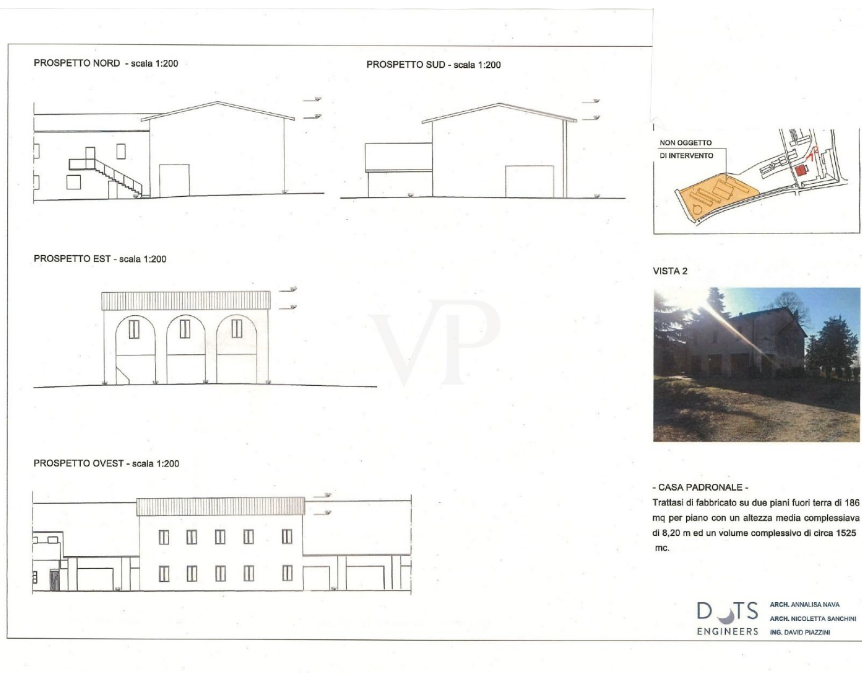
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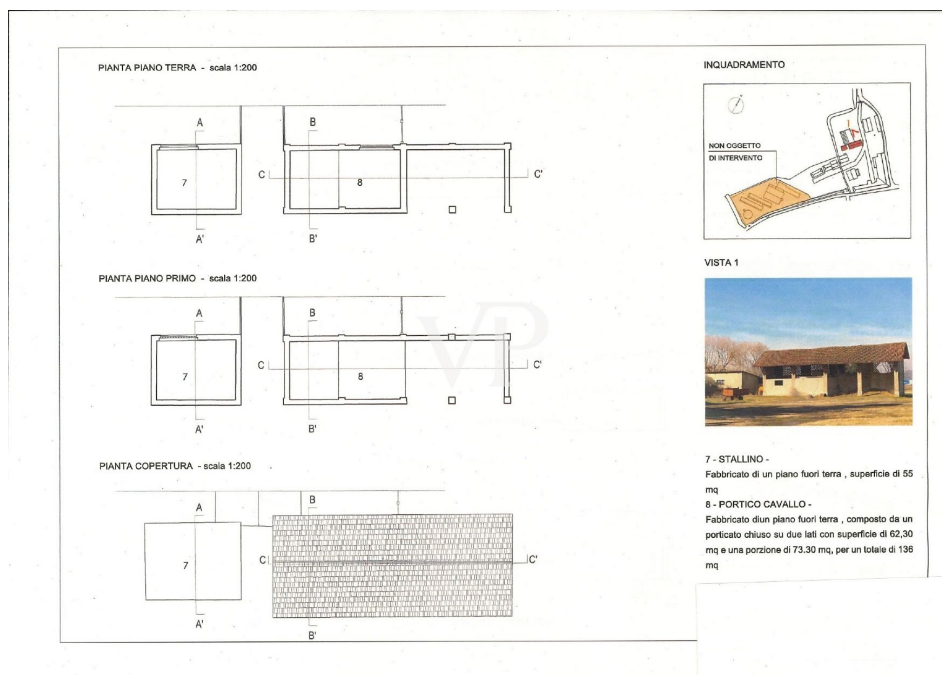
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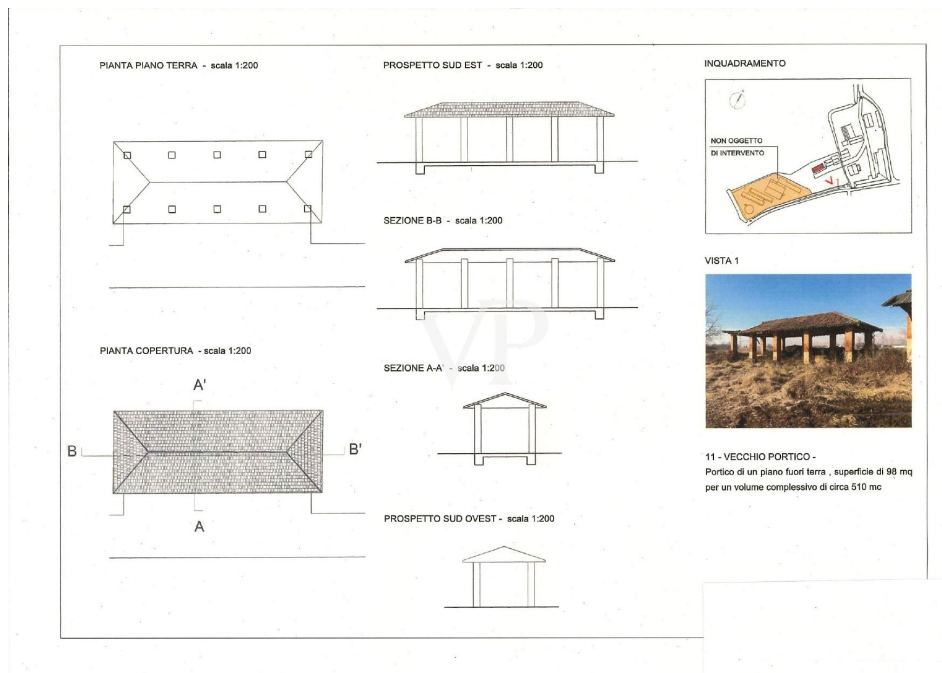
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## A first impression

For sale a few km from Milan and located 1500 mt from the residential center of Zibido San Giacomo, the "CASCINA COSIGLIO", located on an area of 21,000 m<sup>2</sup> of agricultural area, for residential, receptive, wellness center, RSA, sports. On the area we currently have about 3,900 m<sup>2</sup> of covered, of which residential 1,600 m<sup>2</sup> having a total existing volumetry of 17,900 m<sup>3</sup>. from the simulations carried out at the municipality, currently we can build on this area 7,000 m<sup>2</sup>. of residential ( current existing volumetry , except for possible possibilities to be able to increase this volumetry, according to the projects to be submitted to the municipality of Zibido San Giacomo. The particularity of this area that and in the vicinity of the town center, where we find all services and commercial stores and banks, as well as buses , for the subway in Assago, the bus to the subway in Milan Bisceglie. The area prepares for a renovation of the existing and the building of the missing slp. Further possibility is: the demolition of the existing buildings and the construction of the 7,000 m<sup>2</sup> currently planned to be built. Currently, the farmhouse consists of 11 buildings, with different purposes, amounting to about 3200 m<sup>2</sup> is for 15100 m<sup>3</sup>, plus an additional 5 buildings used as pigsties for about 1,400 m<sup>3</sup>. = 28.800 m<sup>3</sup>. The Zibido San Giacomo project places the lot in the B1 zone of recovery of the existing building stock, and the interventions subject to the recovery plan, and agreement, the buildability provided by the master plan is 15,088 m<sup>3</sup> for a total of 5,030 m<sup>2</sup> . Moreover, the municipality has been willing to evaluate the recovery plan according to LR 18/2019C, which provides for an extension of up to 20% of the slp, in interventions with these characteristics and which would bring the SL A 7,000 m<sup>2</sup>. It should be noted that urbanization is already present in the immediate vicinity.

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## Details of amenities

It should be noted that urbanization is already present in the immediate vicinity.

The municipality also made itself available to evaluate the recovery plan according to LR 18/2019C, which provides for an expansion of up to 20% of the slp, in interventions with these characteristics that would bring the SL A 7,000 m<sup>2</sup>.

In addition, the municipality requests that 10% of the areas be used for activities other than residential, such as receptive, sports, directional and commercial activities

It is also specified that with regard to environmental remediation and asbestos abatement, the municipality has long since identified and surveyed buildings in areas subject to remediation.

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## All about the location

via San Giacomo 15 Zibido San Giacomo province of Milan

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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