



PROPERTY PREFLIGHT REPORT · ITALY

Diano San Pietro, Imperia

Parcel 444

A piece of farmland of 1,247 m² in the Comune of Diano San Pietro. OpenStreetMap still draws 2 building outlines, 37 m² in all inside the parcel, that the cadastral map does not show; check on site and on the aerial photos whether a building still stands. What the public maps say about it, and what you still need to ask.

1,247 m²

PLOT AREA

1.9 km

TO THE SEA

38

MAPS

DATA READ

from 27 September to 29
October 2026

SUMMARY · 1 OF 2

Your plot in two pages

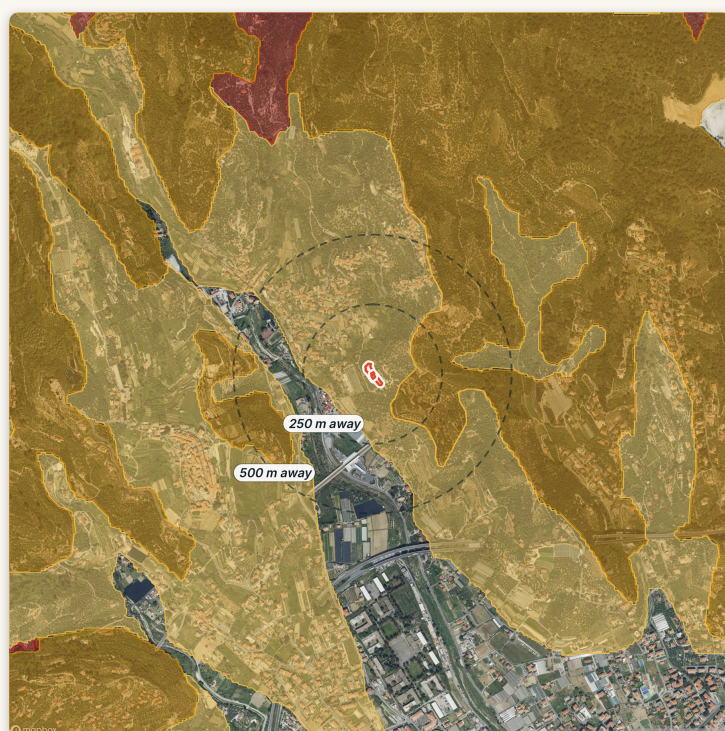
Buy only after the checks below

SUMMARY OF ALL 99 PAGES

Our reading in one paragraph

Moderate landslide hazard area (P1) of the basin plan on the plot, P1 on 100.0% of it. The landslide plan in force (PAI dissesti, DPCM 29 Jan 2026) gives the same class, the lowest of its four classes. A piece of farmland of 1,247 m² in the Comune of Diano San Pietro. OpenStreetMap still draws 2 building outlines, 37 m² in all inside the parcel, that the cadastral map does not show; check on site and on the aerial photos whether a building still stands. Resolve these conditions before signing an offer (pages 93–94).

The key map: Landslide hazard on the plot



■ Your plot ---- 250 m and 500 m from the plot ■ Very high landslide hazard (P4)
■ High landslide hazard (P3) ■ Medium landslide hazard (P2)
■ Moderate landslide hazard (P1)

The plot in numbers

1,247 m²

plot area, one cadastral parcel

90 m

above sea level

Conditions of the purchase

- 1 Confirm the enclave sale scope.** Is enclave parcel 891 included in the sale? Ask the notary who owns it and which access rights serve both parcels; compare the deed and cadastral records before an offer. **p. 9, 17**
- 2 Check the landslide risk.** Ask a geologist what the landslide class on the parcel (P1), the lowest of four, means for building on it: foundations, drainage and the survey the Comune will ask for. **p. 33**
- 3 Check the ground suits your plans.** No site investigation read. Geologist: feasibility and drainage report. Stop if unsafe or mitigation exceeds your budget. **p. 22, 25, 33**

Also before committing: title and mortgages, access, farm pre-emption, CDU, connections, vincolo idrogeologico, usi civici and the burnt-areas register (pages 93–94).

IN YOUR FAVOUR

- One cadastral parcel, sheet 7 (section A) number 444, of 1,247 m²

WEIGHS AGAINST

- Moderate landslide hazard area (P1) of the basin plan on the plot, P1 on 100.0% of it
- Steep ground: the elevation model gives 31% on average around the plot

Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

SUMMARY · 2 OF 2

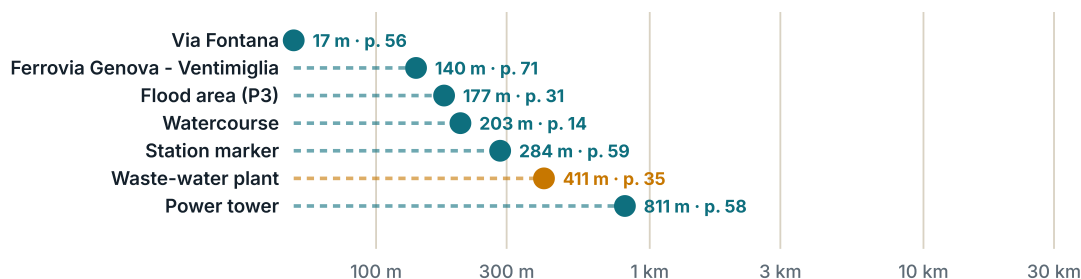
Chapter by chapter

10 chapters, 38 maps

SUMMARY OF ALL 99 PAGES

CHAPTER	READING	IN ONE LINE	PAGES
01 The plot	● CHECK FIRST	Enclave parcel 891 inside the boundary; no cadastral road strip along it	6–11
02 What you can build	● CHECK FIRST	Assumed distances leave no room for a 10 × 10 m building; binding zone and rules to confirm	12–19
03 The ground	● CHECK FIRST	Elevation-model slope 31% on average, 34% at most	20–29
04 Water, floods and landslides	● CHECK FIRST	Moderate landslide hazard area (P1) on the plot, P1 on 100.0% of it	30–36
05 Earthquakes and other hazards	● CHECK FIRST	Seismic zone 2 on the national list (zones run from 1, highest, to 4)	37–48
06 The sea	● CONTEXT	Sea 1.9 km away	49–54
07 Access and services	● CHECK FIRST	Via Fontana mapped in OpenStreetMap, 17 m from the boundary	55–61
08 The neighbourhood	● CHECK FIRST	Satellite tree cover on 45% of the parcel	62–73
09 Climate	● CHECK FIRST	The terrain model removes 104 min of sun on 21 December	74–82
10 Money	● CHECK FIRST	Professional fees, finance and connections need written quotes and agreed payment terms	83–88

What lies how far from the plot

On the plot itself: One cadastral parcel, 1,247 m² · p. 7

Distances from the plot boundary, in a straight line, on a log scale. Green: in your favour; amber: check first; teal: context.

Your checks, in purchase order

- Notary** Ask whether enclave parcel 891 is in the sale, who owns it and which access serves both parcels. p. 9, 17
- Geologist** Ground report on the mapped landslide hazard and parcel implications. p. 33
- Geometra / architect** Survey neighbouring buildings; redraw using confirmed plan rules. p. 17, 18
- You, on the visit** Stand on the plot at midday in winter to see where the sun falls before you place a building. p. 79
- Geometra** Mark corners and compare fences with the cadastral boundary. p. 8, 11

Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

CONTENTS

What is in this report

99 pages, 38 maps

Opening

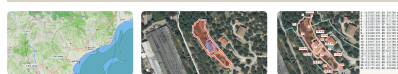
1-5



- 1 Cover
- 2 Summary, 1 of 2
- 3 Summary, 2 of 2
- 4 Contents
- 5 How to read this report

1. The plot

6-11



- 6 Assessment
- 7 Where the plot sits
- 8 The parcel from above
- 9 Parcel dimensions
- 10 The plot through the years
- 11 The parcels around it

2. What you can build

12-19



- 12 Assessment
- 13 Protected nature around the plot
- 14 River band: status to confirm
- 15 Natura 2000 rules
- 16 Landscape protection
- 17 The land and its papers
- 18 A conditional building footprint
- 19 What the town plan allows

3. The ground

20-29



- 20 Assessment
- 21 Height of the land
- 22 Slope of the land
- 23 Towards the sea
- 24 How water soaks into the ground
- 25 The rock and soil beneath
- 26 Deep wells drilled nearby
- 27 Radon in the ground
- 28 Where ground motion was measured
- 29 Ground motion near the plot

4. Water, floods and landslides

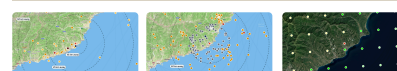
30-36



- 30 Assessment
- 31 Flood hazard areas
- 32 Heavy rain
- 33 Landslide hazard on the plot
- 34 Landslides around the plot
- 35 Water bodies and waste water
- 36 Groundwater

5. Earthquakes and other hazards

37-48



- 37 Assessment
- 38 Earthquakes of the past
- 39 Earthquakes recorded by instruments
- 40 How hard the ground can shake
- 41 Buildings and seismic safety
- 42 Seismic brief for a new building
- 43 Faults that could break the surface
- 44 Tsunami alert zones
- 45 Sinkholes, mines and cavities
- 46 Fires and burnt land
- 47 Microzonation around the parcel
- 48 Earthquake, snow and wind design inputs

6. The sea

49-54



- 49 Assessment
- 50 The coast in front
- 51 The sea floor
- 52 How the shore has moved
- 53 Bathing water along the coast
- 54 The sea through the year

7. Access and services

55-61



- 55 Assessment
- 56 The road to the plot
- 57 Road strip and right of way
- 58 Power lines around the plot
- 59 Getting here
- 60 Internet at the plot
- 61 Public transport from the plot

8. The neighbourhood

62-73



- 62 Assessment
- 63 Shops, doctors, schools
- 64 The town and its air
- 65 What covers the land
- 66 How the land changed
- 67 Trees around the plot
- 68 Built-over ground
- 69 Large industry
- 70 Contaminated sites
- 71 Road, rail and air noise
- 72 Health care and schools
- 73 Residents and homes around the plot

9. Climate

74-82



- 74 Assessment
- 75 The year at the plot
- 76 Hot days and warm nights
- 77 Rain and a dry summer
- 78 The climate ahead
- 79 Winter sun and shade on this plot
- 80 Solar output and timing
- 81 Heating rules and winter conditions
- 82 Snow, wind and seasonal exposure

10. Money

83-88



- 83 Assessment
- 84 Taxes and costs of the purchase
- 85 Which purchase-tax case applies?
- 86 Early costs and commitments
- 87 Protect payments before the deed
- 88 Yearly taxes on this property

Closing

89-99



- 89 What to check on the visit
- 90 What we could not read
- 91 What we could not read
- 92 Who to ask in Diano San Pietro
- 93 Before you pay a deposit
- 94 Before the deposit: services and budget
- 95 Before you sign the deed
- 96 Before you build or renovate
- 97 Questions to ask, and whom
- 98 Sources and dates
- 99 Sources, part 2

Each chapter opens with its assessment and the evidence pages behind it. The coloured dot shows its reading; thumbnails help you find the maps.

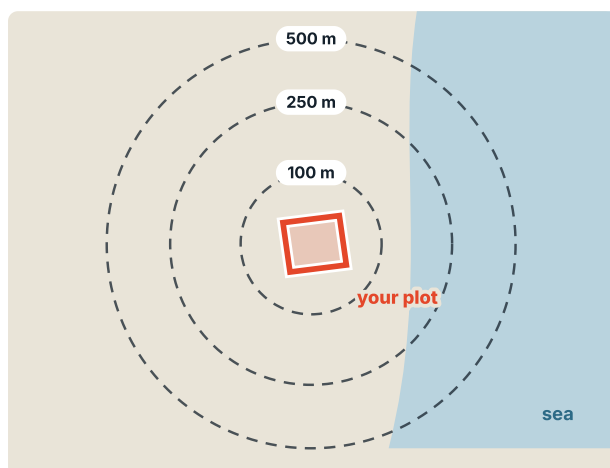
BEFORE YOU START

How to read this report

Data pages and assessments

Two kinds of page make up this report. Data pages show what public sources say about the plot, with the source at the foot. Assessment pages, marked with a purple tag, read those data for a buyer.

How every map draws the plot



The plot is the cadastral boundary, outlined in red and white. Dashed rings are drawn around the centre of the plot; a share or count within a ring uses that circle. Distances in the text run from the boundary, unless the page says from the middle.

READING A MAP PAGE

- **Map A** shows the theme around the plot; **map B**, when there is one, zooms in on a zone within about 1 km.
- The three figures under the map give the measured result. Read the source and limits below.
- **What it means for your plot** says what the result changes for a buyer; **Before you buy** says what to ask and whom.
- The source line names the publisher, the licence and the date we read it.
- Rings change with the theme: tens of metres around the plot, tens of kilometres for earthquakes. The legend says which.

The four readings

- **IN YOUR FAVOUR** Nothing in the data argues against the purchase on this point.
- **CONTEXT** Design or budget input; see the commitment, deed or works checklist.
- **CHECK FIRST** Settle it before you pay a deposit: a document, a question or a visit.
- **COULD STOP A SALE** Could stop or slow the purchase, or limit what you can do, until it is settled.

WHERE THE ASSESSMENTS COME FROM

- Read each assessment with its cited evidence pages. Settle the checks that could change your purchase or works.
- Some checks need private records or a visit. The closing pages list questions and documents.
- Each finding names the page that carries its data, so you can check it yourself.

WHAT THIS REPORT IS NOT

- Not a survey: nobody visited the plot. Page 89 lists what to look at.
- Not a valuation: it prints no price and no value of this property.
- Not legal or tax advice: the notary, the town hall and a surveyor confirm what applies.

DATES

Sources were read between 27 Sep and 29 Oct 2026. The source pages distinguish reading dates from known data periods; an unlisted period remains unknown.

CHAPTER 1 · ASSESSMENT

The plot

● Enclave and access to check

ASSESSMENT OF PAGES 7-11

1 context

3 check first

A single cadastral parcel of 1,247 m² in the Comune of Diano San Pietro. The outline comes from the cadastral map, which identifies the land for tax and is accurate to a few metres.

1,247 m²

plot area

278 m

boundary length

17 m

to Via Fontana

5

neighbouring parcels

What the data says

READING	FINDING	PAGE
● CHECK FIRST	OpenStreetMap draws building outlines the cadastral map does not show: check on site	p. 8
● CHECK FIRST	Enclave parcel 891 inside the boundary: whether it is in the sale is unverified	p. 9, 11
● CHECK FIRST	No cadastral road strip adjoins the boundary: legal access is unverified	p. 11
● CONTEXT	5 national aerial photo series, from 1988 to 2012, show the plot through the years	p. 10

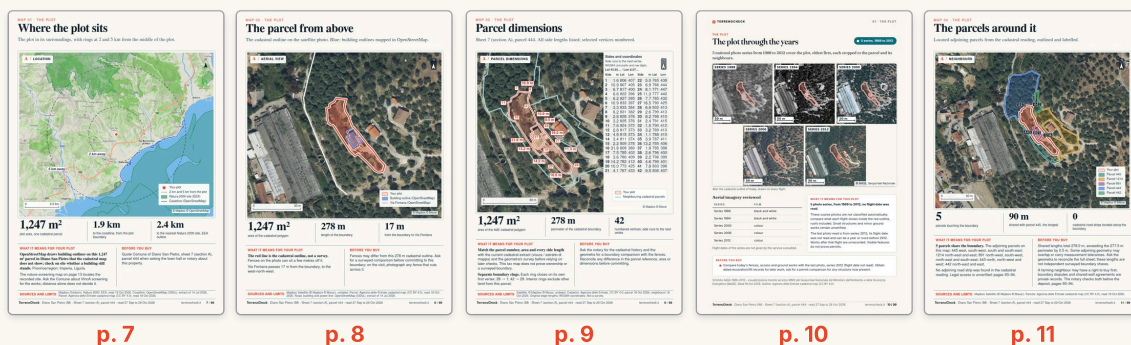
TO SETTLE BEFORE A DEPOSIT

- The cadastre identifies the tax parcel. Deeds and a survey confirm ownership, boundaries and all land included in the sale.

What we would do next

- 1 Geometra: Mark corners and compare fences with the cadastral boundary. Pages 8, 11.
- 2 Notary: Confirm any tenant-farmer or farming-neighbour right to buy first. Page 11.

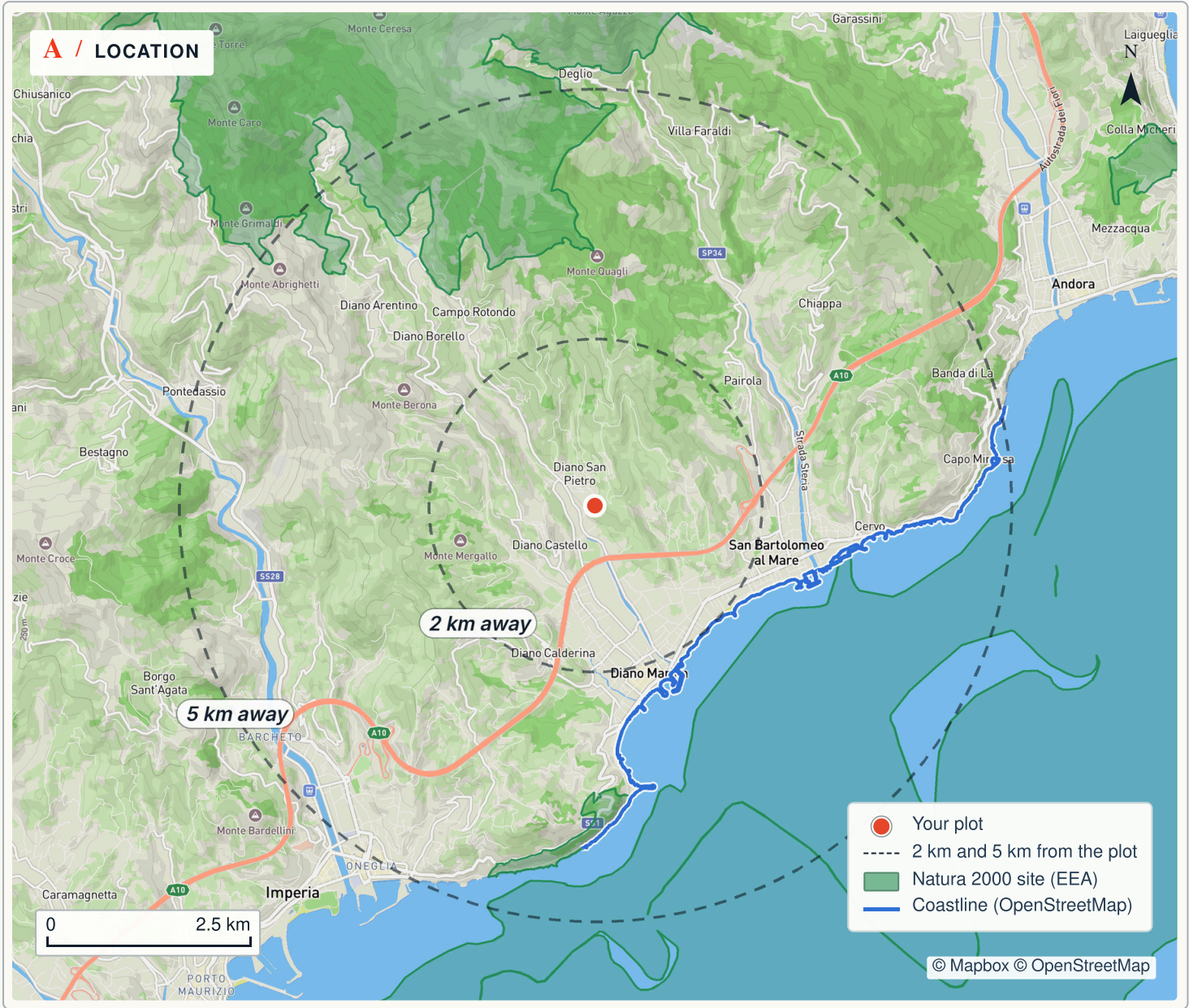
The 5 data pages of this chapter



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Where the plot sits

The plot in its surroundings, with rings at 2 and 5 km from the middle of the plot.



1,247 m² plot area, one cadastral parcel	1.9 km to the coastline, from the plot boundary	2.4 km to the nearest Natura 2000 site, EEA outline
---	---	---

WHAT IT MEANS FOR YOUR PLOT OpenStreetMap draws building outlines on this 1,247 m² parcel in Diano San Pietro that the cadastral map does not show; check on site whether a building still stands. Province/region: Imperia, Liguria. The nature-screening map on page 13 locates the recorded site. Ask the Comune about VInCA screening for the works; distance alone does not decide it.	BEFORE YOU BUY Quote Comune of Diano San Pietro, sheet 7 (section A), parcel 444 when asking the town hall or notary about this property.
--	---

SOURCES AND LIMITS	Mapbox Outdoors. Natura 2000: EEA, read 18 Oct 2026. Coastline: OpenStreetMap (ODbL), extract of 14 Jul 2026. Parcel: Agenzia delle Entrate cadastral map (CC BY 4.0), read 18 Oct 2026.
---------------------------	--

The parcel from above

The cadastral outline on the satellite photo. Blue: building outlines mapped in OpenStreetMap.



1,247 m²

area of the cadastral polygon

278 m

length of the boundary

17 m

from the boundary to Via Fontana

WHAT IT MEANS FOR YOUR PLOT

The red line is the cadastral outline, not a survey.
Fences on the photo can sit a few metres off it.

Via Fontana passes 17 m from the boundary, to the west-north-west.

BEFORE YOU BUY

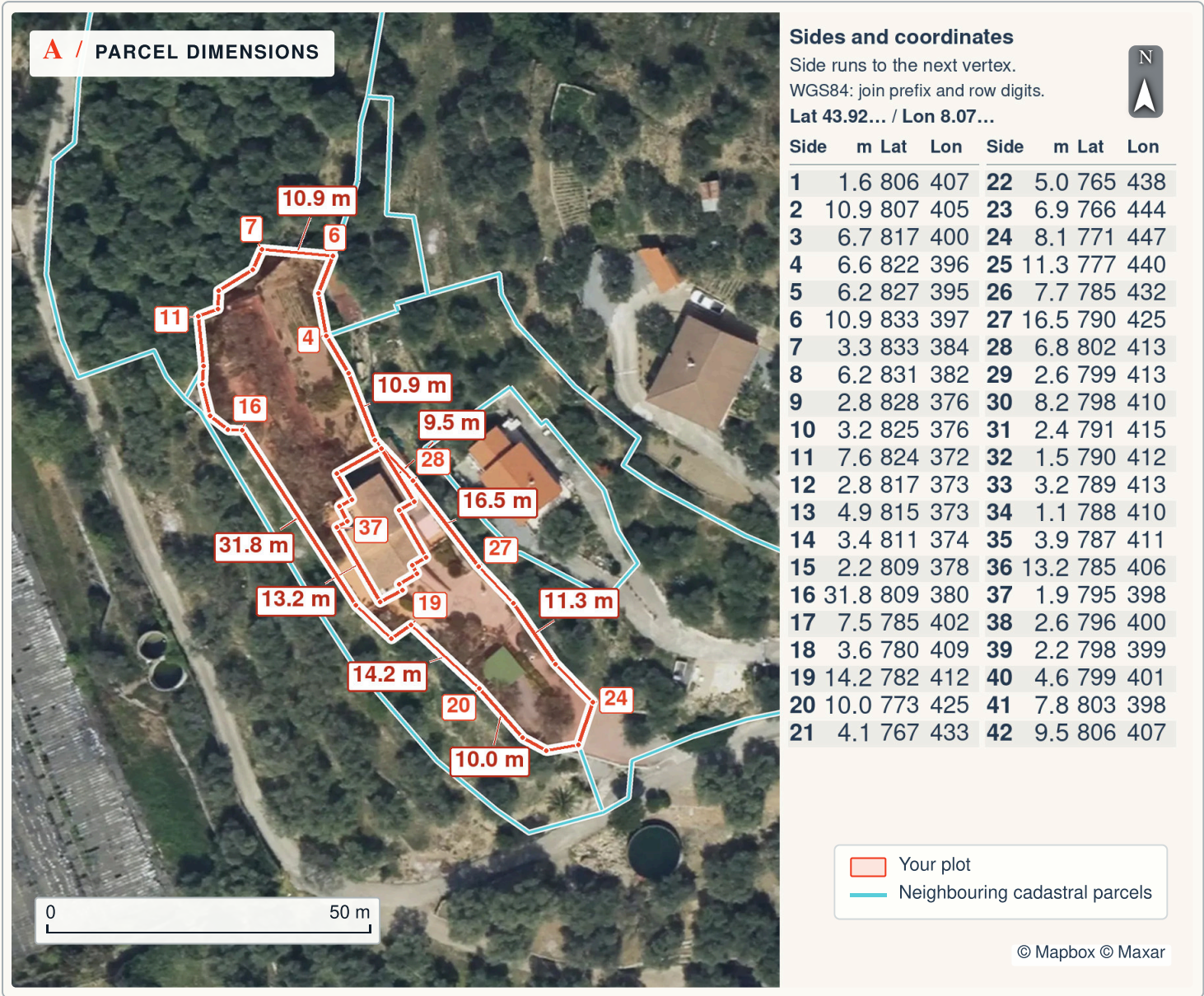
Fences may differ from this 278 m cadastral outline. Ask for a surveyed comparison before committing to this boundary; on the visit, photograph any fence that cuts across it.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar), undated. Parcel: Agenzia delle Entrate cadastral map (CC BY 4.0), read 18 Oct 2026. Road, building and power line: OpenStreetMap (ODbL), extract of 14 Jul 2026.

Parcel dimensions

Sheet 7 (section A), parcel 444. All side lengths listed; selected vertices numbered.



1,247 m²

area of the AdE cadastral polygon

278 m

perimeter of the cadastral boundary

42

numbered vertices; side runs to the next vertex

WHAT IT MEANS FOR YOUR PLOT

Match the parcel number, area and every side length with the current cadastral extract (visura / estratto di mappa) and the geometra's survey before relying on later checks. This tax map does not prove ownership or a surveyed boundary.

Separate boundary rings. Each ring closes on its own first vertex: 28 → 1; 42 → 29. Interior rings exclude other land from this parcel.

BEFORE YOU BUY

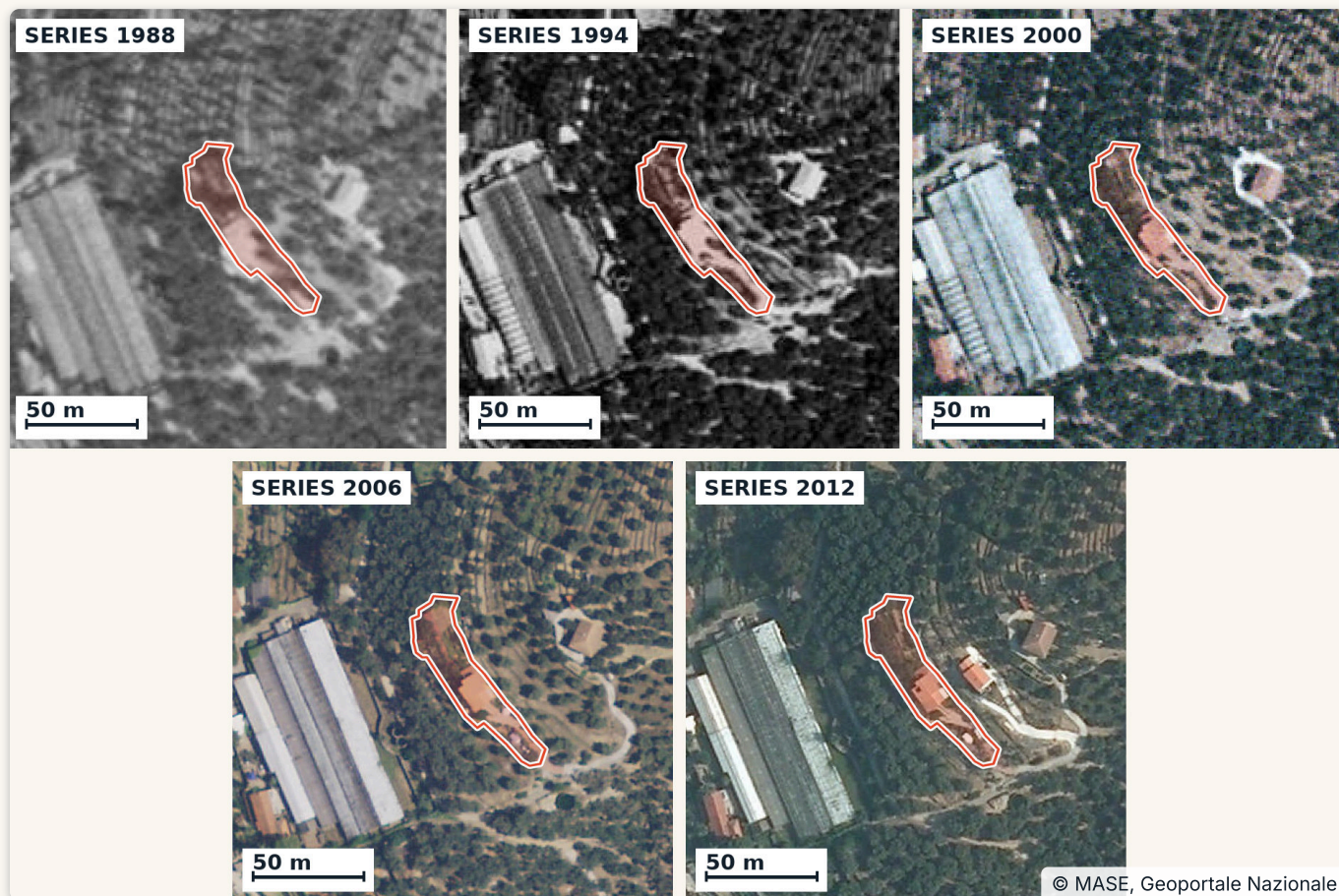
Ask the notary for the cadastral history and the geometra for a boundary comparison with the fences. Reconcile any difference in the parcel reference, area or dimensions before committing.

THE PLOT

The plot through the years

● 5 series, 1988 to 2012

5 national photo series from 1988 to 2012 cover the plot, oldest first, each cropped to the parcel and its neighbours.



Red: the cadastral outline of today, drawn on every flight.

Aerial imagery reviewed

SERIES	FILM
Series 1988	black and white
Series 1994	black and white
Series 2000	colour
Series 2006	colour
Series 2012	colour

Flight dates of the series are not given by the service consulted.

WHAT IT MEANS FOR THIS PLOT

5 photo series, from 1988 to 2012; no flight date was read.

These coarse photos are not classified automatically: compare what each flight shows inside the red outline, roofs included. Small structures and minor ground works remain unverified.

The last photo read is from series 2012; its flight date was not read and can be a year or more before 2012. Works after that flight are unrecorded. Visible features do not prove permits.

BEFORE YOU BUY

- Compare today's fences, access and ground works with the last photo, series 2012 (flight date not read). Obtain dated excavation/fill records for later work; ask for a permit comparison for any structure now present.

Ortofoto AGEA 1988–2012 – visualizzazione tramite servizio WMS del Geoportale Nazionale del Ministero dell'Ambiente e della Sicurezza Energetica (MASE). Read 18 Oct 2026. Outline: Agenzia delle Entrate cadastral map (CC BY 4.0).

The parcels around it

Located adjoining parcels from the cadastral reading, outlined and labelled.



5

parcels touching the boundary

90 m

shared with parcel 445, the longest

0

cadastral road strips located along the boundary

WHAT IT MEANS FOR YOUR PLOT

5 parcels share the boundary. The adjoining parcels on this map: 445 west, south-west, south and south-east; 1214 north-east and east; 891 north-west, south-west, north-east and south-east; 443 north, north-west and west; 442 north-east and east.

No adjoining road strip was found in the cadastral reading. Legal access is unverified: pages 93–94.

BEFORE YOU BUY

Shared lengths total 278.0 m, exceeding the 277.5 m perimeter by 0.5 m. Some adjoining geometry may overlap or carry measurement tolerances. Ask the geometra to reconcile the full sheet; these lengths are not independent surveyed boundary shares.

A farming neighbour may have a right to buy first; boundary disputes and shared-wall agreements are private records. The notary checks both before the deposit, pages 93–94.

CHAPTER 2 · ASSESSMENT

What you can build

● Check before you buy

ASSESSMENT OF PAGES 13–19

2 context

2 check first

Nature and landscape constraints are screened here. Confirm the use and works with the Comune.

2.4 km

to the nearest Natura 2000 site

1.9 km

to the protected area

1.9 km

to the coastline

What the data says

READING	FINDING	PAGE
● CHECK FIRST	Road setback unresolved: Via Fontana mapped 17 m from the boundary; the lawful footprint is not established	p. 56
● CHECK FIRST	With the assumed distances a 10 × 10 m building does not fit; the longest footprint 10 m deep is 8 m	p. 18
● CONTEXT	Outside the 150 m buffer drawn from the mapped watercourse; the legal banks are not established	p. 14
● CONTEXT	3 buildings mapped in OpenStreetMap within 30 m of the boundary; 2 touch or cross it, the nearest other 9 m off the east boundary	p. 79

IN YOUR FAVOUR

- The nearest Natura 2000 site is 2.4 km from the boundary.

TO SETTLE BEFORE A DEPOSIT

- Ask the Comune for the CDU and plan rules; maps do not grant the intended use or works.

What we would do next

- 1 Geometra / architect: Survey neighbouring buildings; redraw using confirmed plan rules. Pages 17, 18.
- 2 Comune planning office: Ask for the CDU with its permitted use, limits and constraints. Page 19.

Evidence to read with this assessment

Protected nature around the plot

p. 13

River band: status to confirm

p. 14

Natura 2000 rules

p. 15

Landscape protection

p. 16

A conditional building footprint

p. 18

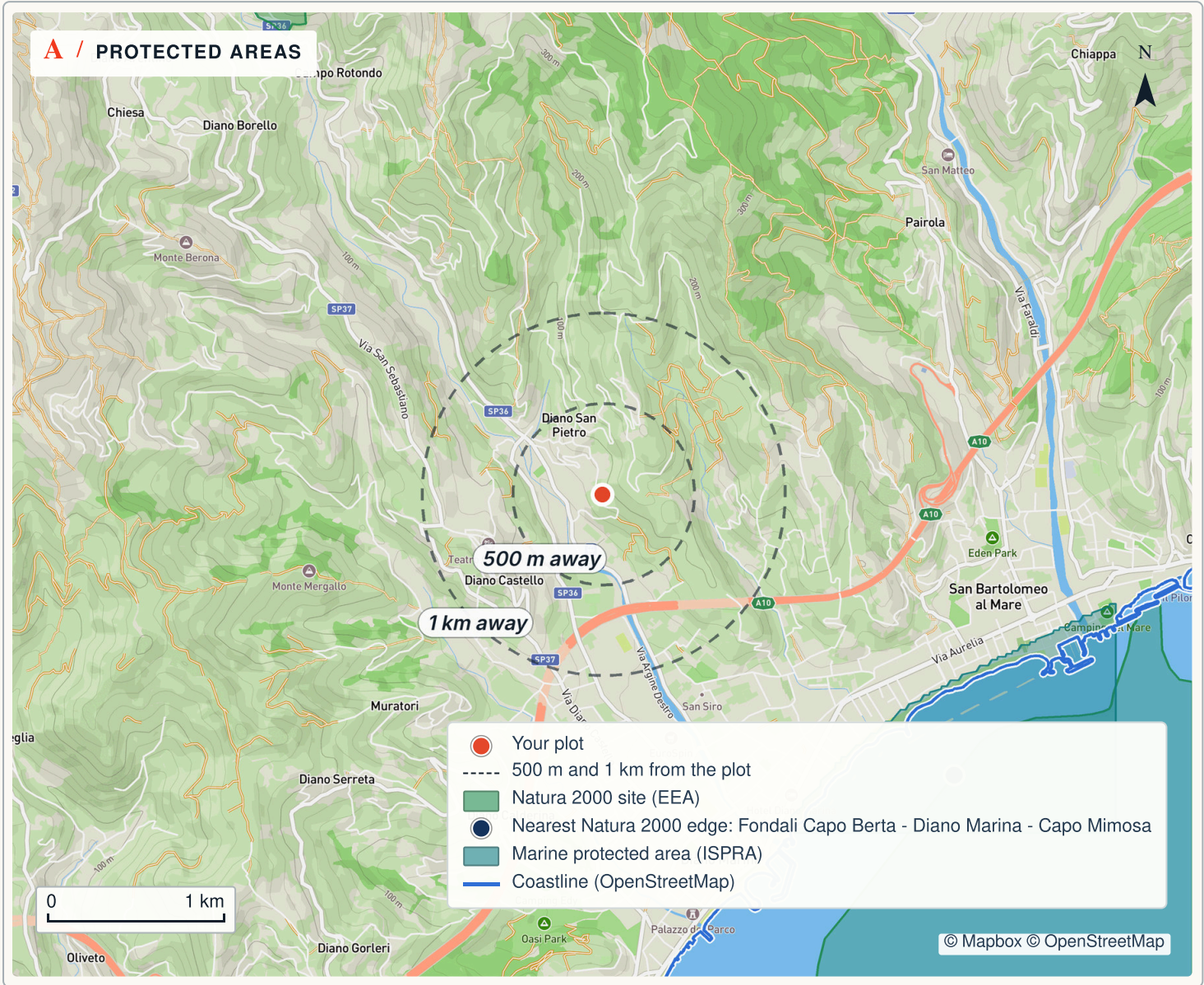
What the town plan allows

p. 19

Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Protected nature around the plot

Green: Natura 2000. Dark marker: the nearest site edge. Other colours: protected areas.



2.4 km

to the edge of the nearest Natura 2000 site

1.9 km

to the protected area

1.9 km

to the coastline (OpenStreetMap)

WHAT IT MEANS FOR YOUR PLOT

The plot is outside Natura 2000, 2.4 km from the edge of Fondali Capo Berta - Diano Marina - Capo Mimosa on the EEA outline.

Santuario per i Mammiferi Marini lies 1.9 km away.

Protected areas are the national official list (EUAP) published by ISPRA; a park or reserve the Region created, merged or renamed later may be missing. The Region's list confirms.

BEFORE YOU BUY

Ministry of the Environment map unavailable; EEA Natura 2000 outlines shown: end 2024, published 1 Dec 2025, read 18 Oct 2026.

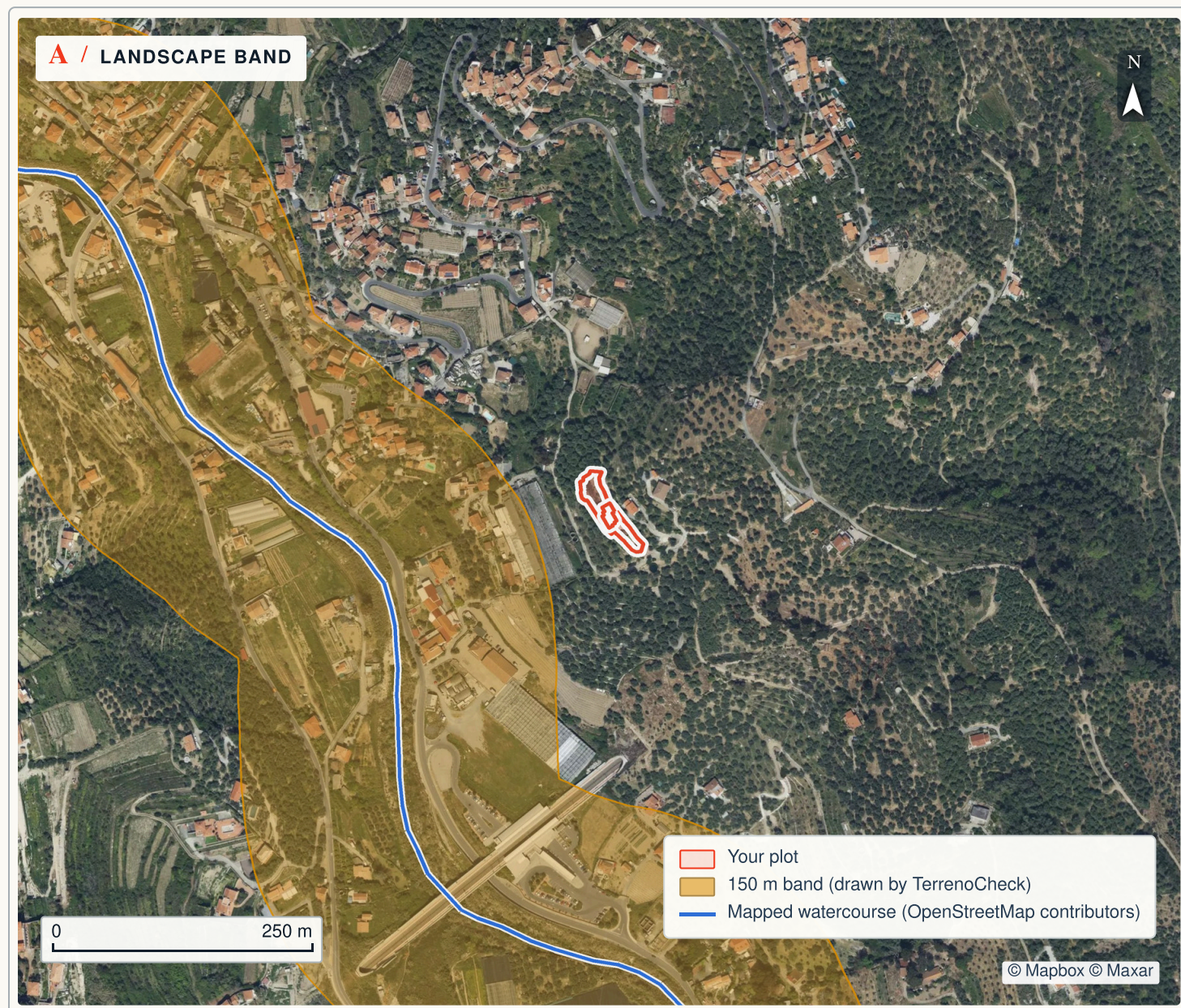
The competent authority decides whether proposed works need Natura 2000 screening (VInCA); distance alone does not decide it. Checklist · p. 93–94.

SOURCES AND LIMITS

Mapbox Outdoors. Natura 2000: EEA (CC BY 4.0), read 18 Oct 2026. Protected areas: ISPRA (CC BY 4.0), read 18 Oct 2026. Coastline: OpenStreetMap (ODbL), extract of 14 Jul 2026. Outlines are a screening, not a survey.

River band: status to confirm

Amber: everything within 150 m of the mapped watercourse, measured from the mapped line.



203 m

from the boundary to the mapped watercourse

0%

overlap with the drawn buffer; legal status unconfirmed

246 m

from the farthest corner to the line

WHAT IT MEANS FOR YOUR PLOT

The parcel lies outside the 150 m buffer drawn from this mapped line.

Rivers and streams are protected by the Code itself; other watercourses only if on the list of public waters (elenchi delle acque pubbliche). The Comune's planning office confirms which, with the legal bank and any exceptions.

BEFORE YOU BUY

Landscape consent and historical zoning exceptions: ask the planning office with the permitted-use check, pages 93–94.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Line: OpenStreetMap (ODbL), extract of 14 Jul 2026; band drawn by TerrenoCheck, a screening. Law: D.Lgs. 42/2004, art. 142, read on Normattiva.

WHAT YOU CAN BUILD

Natura 2000 rules

● Nearest site 2.4 km

Works near a Natura 2000 site, even from outside it, may need an appropriate assessment (valutazione di incidenza, VIncA).

2.4 km

to the nearest Natura 2000
edge

6

sites listed on this page

1.9 km

to the protected area

The Natura 2000 sites nearest the plot

CODE	SITE	TYPE	FROM THE BOUNDARY
● IT1315670	Fondali Capo Berta - Diano Marina - Capo Mimosa	SIC/ZSC	2.4 km
● IT1315602	Pizzo d'Evigno	SIC/ZSC	3.0 km
● IT1316001	Capo Berta	SIC/ZSC	3.4 km
● IT1312392	Tutela del Tursiope Mar Ligure	SIC/ZSC	3.9 km
● IT1315971	Fondali Porto Maurizio - San Lorenzo al Mare - Torre dei Marmi	SIC/ZSC	6.8 km
● IT1325624	Capo Mele	SIC/ZSC	7.2 km

SIC: site of Community importance; ZSC: special area of conservation; ZPS: special protection area for birds. Distances on the EEA outlines.

LEVEL I: SCREENING

Can the work affect the site? A short file with the project and a map.

The competent authority decides whether a project needs this screening; distance alone neither exempts a project nor makes a screening due.

LEVEL II: APPROPRIATE ASSESSMENT

A study of the effects on habitats and species, with measures to soften them.

WORKS THAT CAN CALL FOR A SCREENING

- A pool, its pump and its drain
- New outdoor lighting toward the site
- Felling trees or clearing scrub
- Building work with heavy machines
- A new septic tank or soakaway

WHAT IT MEANS FOR THIS PLOT

Ask the competent nature authority whether the proposed works need screening.

Distance alone decides nothing. What counts is whether a work can reach the site: noise, light, run-off, cleared plants. The competent authority decides whether a screening is due (DPR 357/1997, art. 5).

Sites and outlines: EEA Natura 2000 (CC BY 4.0), read 18 Oct 2026; reserve: ISPRA (CC BY 4.0), read 18 Oct 2026. Law: DPR 357/1997, art. 5, read on Normattiva. Not legal advice.

WHAT YOU CAN BUILD

Landscape protection

● Partly checked

Landscape protection comes from a decree over a named area (art. 136) or from the law itself for whole categories of land (art. 142). Where either covers the parcel, works that change how the place looks go through landscape consent (art. 146), unless the law exempts them. This reading does not settle archaeological areas (art. 142, letter m); confirm with the Soprintendenza.

PROTECTION	THIS PLOT	WHAT IT MEANS
Rivers and streams, 150 m (letter c)	Distances and band shown on page 14	See page 14.
Mountains (letter d)	Highest point 94 m	Below 1,600 m in the Alps: not this category.
Parks and reserves (letter f)	No protected area on the parcel	On the ISPRA boundary; confirm current regional boundaries.
Woods (letter g)	Tree cover on 45%	Woodland status not settled by satellite cover; the Region decides.
Other decrees and areas (art. 136, art. 142)	No decree area on the national map	The Ministry's map of landscape constraints (SITAP), queried for this parcel on 20 Oct 2026, records no decree area over it. SITAP is indicative, not exhaustive and not an official document: ask the Comune for the full constraint record.

WHICH CONSENT PROCEDURE APPLIES

- No consent: the works listed in Annex A of DPR 31/2017.
- Simplified consent: the minor works listed in Annex B of DPR 31/2017.
- Ordinary consent: any other work that changes how the place looks (art. 146 of the Landscape Code).

WHAT IT MEANS FOR THIS PLOT

Partial result. Ruled out in what we could read: letters d, f of art. 142 and the decree areas on the national map. Still undetermined: the river band (letter c), woods (letter g) and archaeological areas (letter m). A landscape constraint is therefore not excluded. The constraint record of the Comune has the final word.

Law: D.Lgs. 42/2004, art. 136 and 142, read on Normattiva. Heights: Mapbox Terrain-DEM v1 (© Mapbox). Ministero della Cultura, SITAP (WMS sitap_public; reconnaissance only, not certifying), read 20 Oct 2026. Consent routes: DPR 31/2017, Annexes A and B, art. 11, read on Normattiva on 17 Oct 2026.

WHAT YOU CAN BUILD

The land and its papers

[● Ask for the CDU](#)

The cadastral map shows no building here, but OpenStreetMap draws building outlines; check on site what stands. The permitted use and any works are questions for the town plan and the CDU.

1,247 m²

plot area on the cadastral map

4

documents to request before you sign

Documents to request before you sign

DOCUMENT	FROM	WHAT IT PROVES
Town-planning certificate (CDU)	The Comune: planning office	The zone and what it allows
Cadastral record (visura)	Agenzia delle Entrate	Class, area and history on file; the cadastre does not prove ownership
Earlier permit applications on the parcel, if any	The Comune: building desk	What was applied for or approved on this land before
Title and land-registry search	Notary, at the Conservatoria (land registry)	Owner, mortgages, easements

THE CDU AND CURRENT PLAN RULES

Mapped building outlines cover 169 m² on enclave parcel 891, outside this parcel; the 37 m² of outline inside this parcel is not on the cadastral map. Sale scope is unverified.

- The zone of the parcel in the town plan (PUC, or an older PRG where the Comune still has one)
- The rules of that zone: uses, density, heights
- Planning and public protection constraints; private rights need the deeds

WHAT IT MEANS FOR THIS PLOT

The cadastral map shows no building here, but OpenStreetMap draws building outlines; check on site what stands. The permitted use and lawful access are the first decisions, on the checklist before commitment, pages 93–94.

Olive trees, if present

Olive trees: the limits on removing them are on the checklist before commitment, pages 93–94.

Building outline: OpenStreetMap (ODbL). Parcel: Agenzia delle Entrate cadastre (CC BY 4.0), read 18 Oct 2026. Law read on Normattiva: DPR 380/2001, art. 30. Not legal advice.

A conditional building footprint

Green: reference boundary and neighbour gaps. Local rules unverified.



256 m²

ground after boundary comparison

207 m²

ground after all comparisons

No sampled fit

10 × 10 m sample under all comparisons

WHAT IT MEANS FOR YOUR PLOT

Assuming 5 m from every boundary and 10 m from mapped neighbour walls, 207 m² remains for a possible building footprint. Existing mapped buildings are excluded. The longest sampled footprint 10 m deep is 8 m long. A 10 × 10 m square did not fit in the sample. A smaller plan may fit; no legal buildable area is established.

Via Fontana is mapped 17 m from the boundary. No road frontage was located: the road-side comparison removes no ground. A driveway mapped nearby does not supply a legal road-edge origin.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Parcel: Agenzia delle Entrate (CC BY 4.0); buildings and roads: OpenStreetMap (ODbL), read 28 Oct 2026. Graphic estimates, not a survey.

WHAT YOU CAN BUILD

What the town plan allows

Ask the Comune to confirm

The parcel's plan zone and rules are unverified here. Ask the Comune for the current plan and a CDU confirming the parcel's planning position.

WHAT THE CDU TELLS YOU

- The zone of the parcel in the town plan (PUC, or an older PRG where the Comune still has one)
- The building rules of that zone: uses, density, heights
- Planning and public protection constraints; ask the notary about private rights

THE LAW

The CDU is issued by the Comune within 30 days (DPR 380/2001, art. 30). It is valid one year if the seller declares nothing changed.

The cadastral map shows no building on this land and the buildings cadastre was not read, so the deed needs the CDU unless the notary finds it is the grounds of a registered building: the 5,000 m² exception covers only those.

If the Comune does not issue it in time, the seller may declare in the deed that it was requested and state the zone (DPR 380/2001, art. 30).

Where to ask in Diano San Pietro

CONTACT

Office	Planning and building office (not listed in IndicePA)
Address	Piazza Marconi, 3, Diano San Pietro
E-mail	not listed
General PEC of the Comune	comune.dianosanpietro@pec.it

From IndicePA, the national register of public offices. Write in Italian and quote the sheet and parcel.

QUESTIONS FOR THE PLANNING OFFICE

- Which zone of the town plan is the parcel in, entirely or in part?
- Is a new plan or an implementing plan for this area adopted or in preparation?
- Does a pool or an outbuilding count as a new building in this zone?
- How much floor area may be built on the parcel, and how high?

Offices: IndicePA (AgID, CC BY 4.0), read 9 Oct 2026. Law: DPR 380/2001, art. 30, read on Normattiva. Not legal advice.

CHAPTER 3 · ASSESSMENT

The ground

Check before you buy

ASSESSMENT OF PAGES 21-29

2 context

2 check first

Height, slope and the type of ground under the plot, from national maps and the elevation model. The plot is sloping, so its maps come first. Only a geologist's survey describes the ground under the foundations.

90 m

above sea level

31%

mean slope of the plot

92.4 km

to the nearest deep well

Low

class on the permeability map, at the plot

What the data says

READING	FINDING	PAGE
CHECK FIRST	Elevation-model slope 31% on average, 34% at most	p. 22
CHECK FIRST	Sparse radar sample; local stability unestablished	p. 28, 29
CONTEXT	Permeability map: low class at the plot	p. 24
CONTEXT	Geological map: clay-rich layered rock with sandstone layers (Late Priabonian)	p. 25

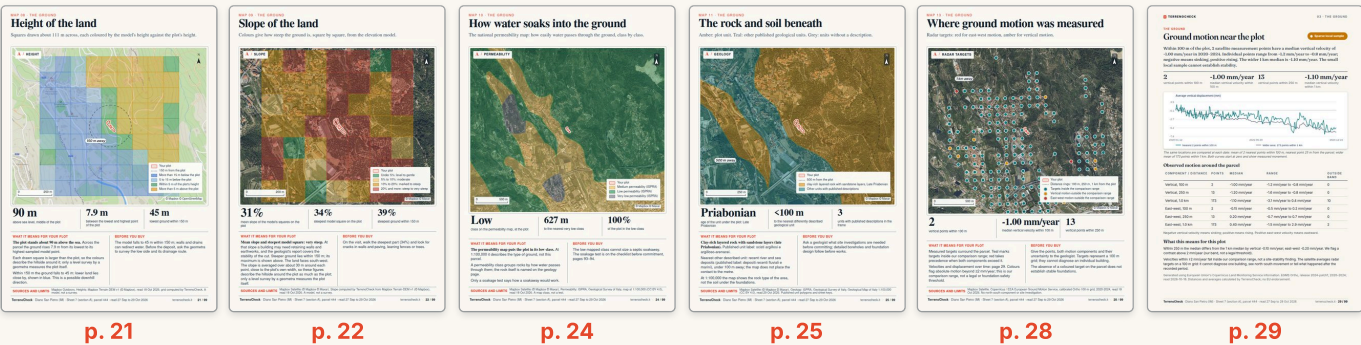
TO SETTLE BEFORE A DEPOSIT

- National maps and radar targets do not establish foundation soil, bearing capacity or the condition of retaining walls.

What we would do next

- Geologist: Ground report on whether nearby satellite motion affects this plot. Page 29.
- Geologist: Ground report: slope stability and retaining works before design. Page 22.

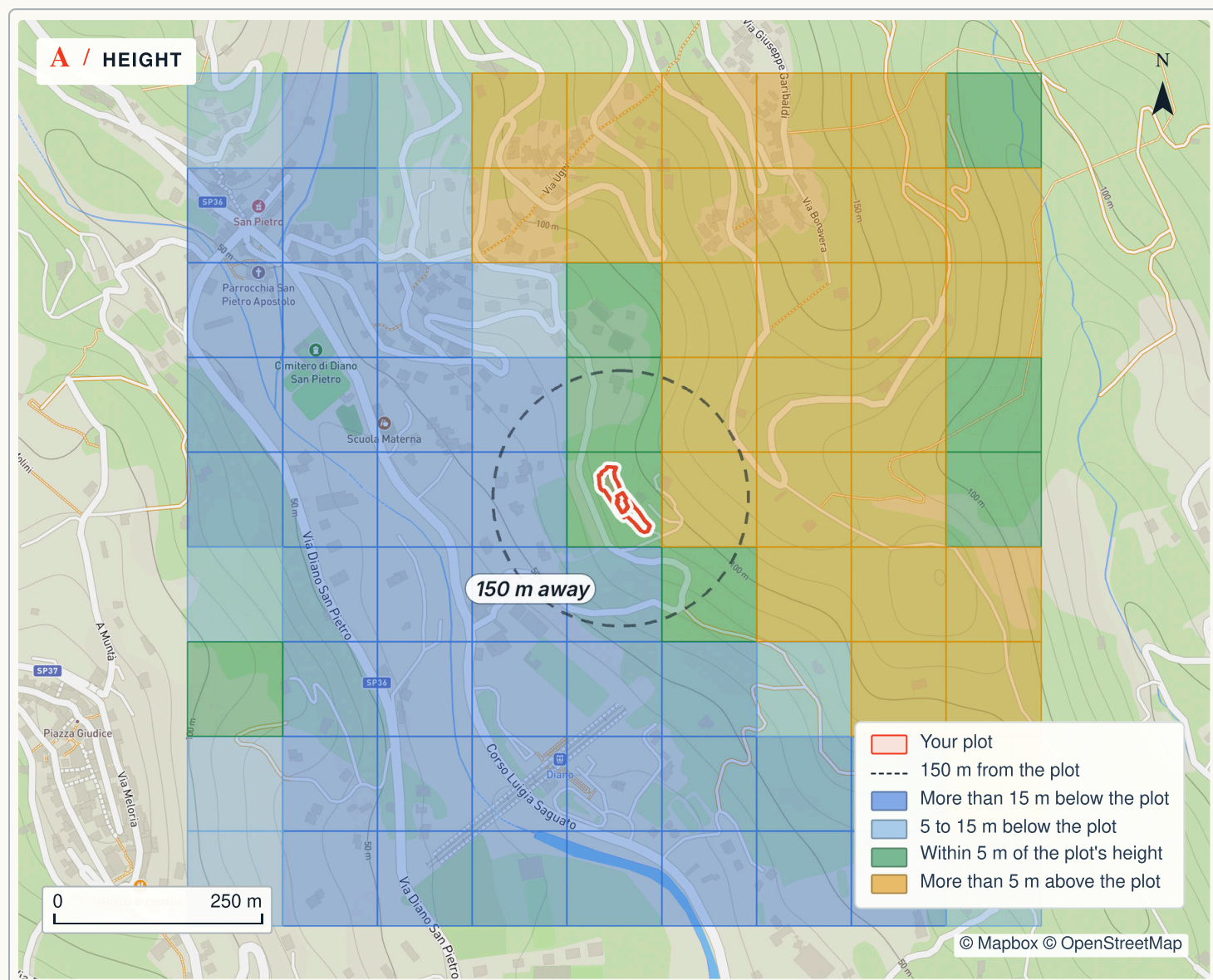
Evidence to read with this assessment



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Height of the land

Squares drawn about 111 m across, each coloured by the model's height against the plot's height.



90 m

above sea level, middle of the plot

7.9 m

between the lowest and highest point of the plot

45 m

lowest ground within 150 m

WHAT IT MEANS FOR YOUR PLOT

The plot stands about 90 m above the sea. Across the parcel the ground rises 7.9 m from its lowest to its highest sampled model point.

Each drawn square is larger than the plot, so the colours describe the hillside around it; only a level survey by a geometra measures the plot itself.

Within 150 m the ground falls to 45 m: lower land lies close by, shown in blue. This is a possible downhill direction.

BEFORE YOU BUY

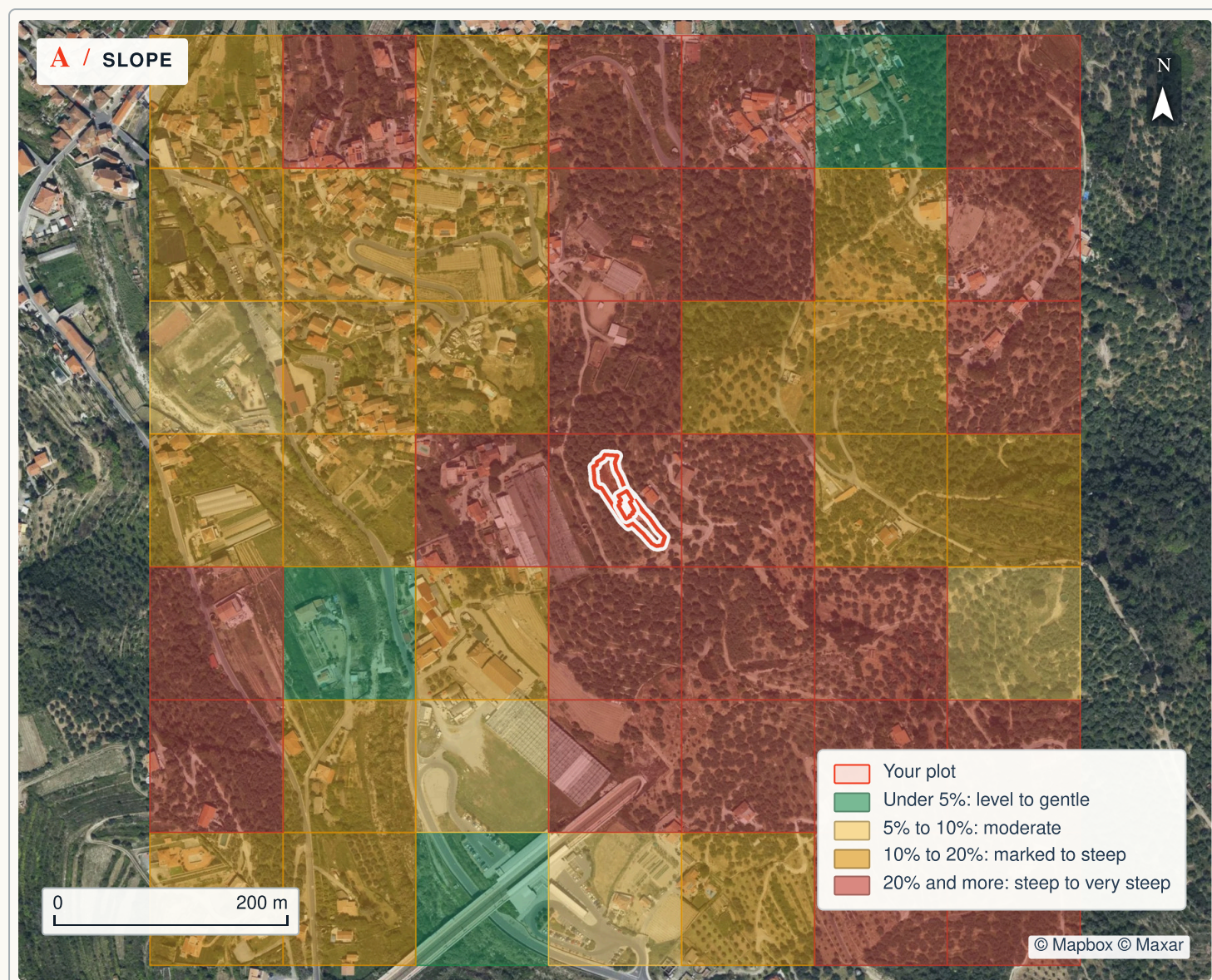
The model falls to 45 m within 150 m; walls and drains can redirect water. Before the deposit, ask the geometra to survey the low side and its drainage route.

SOURCES AND LIMITS

Mapbox Outdoors. Heights: Mapbox Terrain-DEM v1 (© Mapbox), read 18 Oct 2026, grid computed by TerrenoCheck. A model, not a survey.

Slope of the land

Colours give how steep the ground is, square by square, from the elevation model.



31%

mean slope of the model's squares on the plot

34%

steepest model square on the plot

39%

steepest ground within 150 m

WHAT IT MEANS FOR YOUR PLOT

Mean slope and steepest model square: very steep. At that slope a building may need retaining walls and earthworks, and the geologist's report covers the stability of the cut. Steeper ground lies within 150 m; its maximum is shown above. The land faces south-west. The slope is averaged over about 30 m around each point, close to the plot's own width, so these figures describe the hillside around the plot as much as the plot; only a level survey by a geometra measures the plot itself.

BEFORE YOU BUY

On the visit, walk the steepest part (34%) and look for cracks in walls and paving, leaning fences or trees.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Slope computed by TerrenoCheck from Mapbox Terrain-DEM v1 (© Mapbox), read 18 Oct 2026. A model, not a survey.

THE GROUND

Towards the sea

● 22 m along the line

A line from behind the plot, through it towards the sea, running south-east: 706 m long, with about 69 m inside the plot.

90 m

above sea level, middle of the plot

5.8 m

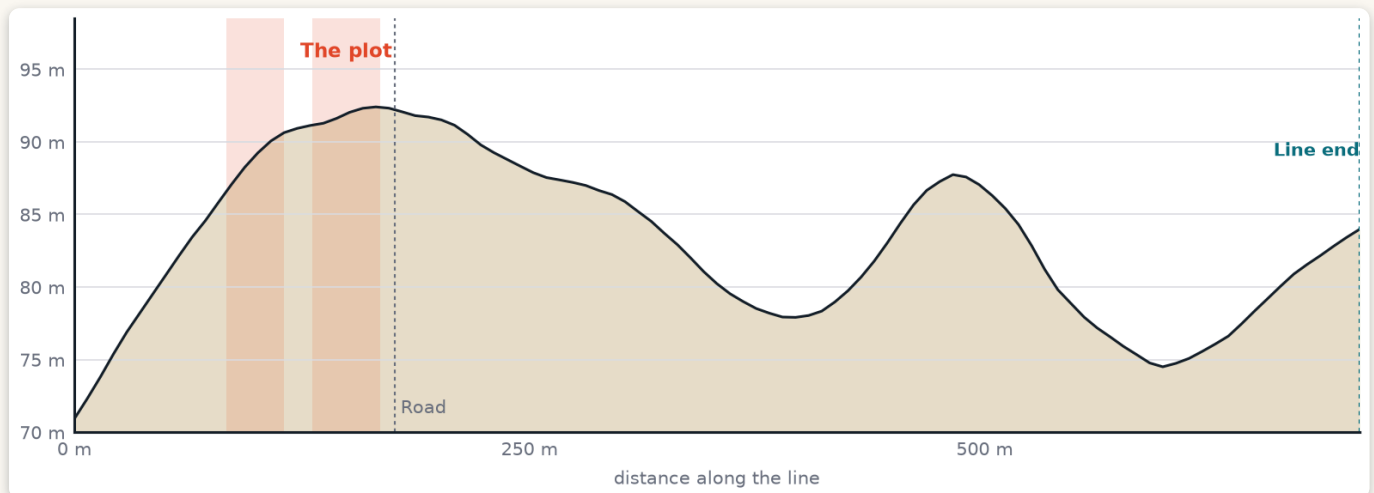
change of height across the plot, on this line

17%

steepest point inside the plot, on this line

22 m

highest to lowest ground along the 706 m line



Modelled heights along this line: lowest 70.9 m, highest 92.4 m, including the endpoints. Height is stretched against distance. Red band: the plot.

WHAT IT MEANS FOR THIS PLOT

The line ends where the elevation model stops giving usable ground heights. It does not support a full profile to the shore or stream.

The ground changes by 22 m along the line and by 5.8 m across the plot itself.

A sloping plot. Across the parcel the ground changes by 5.8 m over 69 m of this line, and its steepest point reaches 17%. Building on a slope may need retaining walls and more earthworks.

Two measures, two figures. This line meets at most 17%. The slope map gives 34% for the steepest part of the plot: it takes, square by square, the direction the ground falls fastest, which a single straight line does not follow.

The dashed grey line marks where the cut crosses the nearest mapped road.

BEFORE YOU BUY

- The 17% stretch needs surveyed heights before works. That survey is on the checklist before works, page 96.

Heights: Mapbox Terrain-DEM v1 (© Mapbox), read 18 Oct 2026; line and heights computed by TerrenoCheck, smoothed over about 10 m. A screening, not a survey.

How water soaks into the ground

The national permeability map: how easily water passes through the ground, class by class.



Low

class on the permeability map, at the plot

627 m

to the nearest very low class

100%

of the plot in the low class

WHAT IT MEANS FOR YOUR PLOT

The permeability map puts the plot in its low class. At 1:100,000 it describes the type of ground, not this parcel.

A permeability class groups rocks by how water passes through them; the rock itself is named on the geology page.

Only a soakage test says how a soakaway would work.

BEFORE YOU BUY

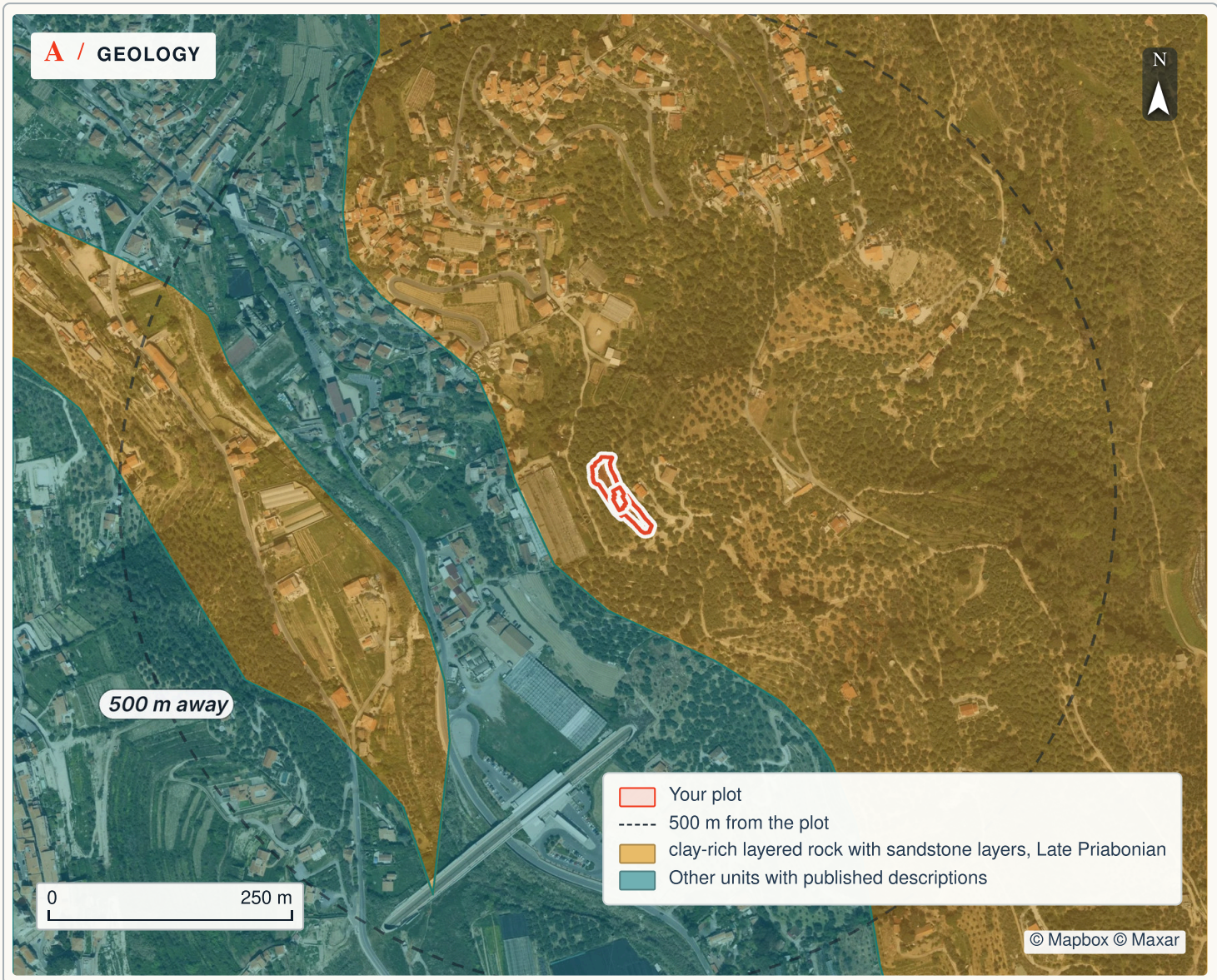
The low mapped class cannot size a septic soakaway. The soakage test is on the checklist before commitment, pages 93–94.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Permeability: ISPRA, Geological Survey of Italy, map at 1:100,000 (CC BY 4.0), read 18 Oct 2026. A map class, not a test.

The rock and soil beneath

Amber: plot unit. Teal: other published geological units. Grey: units without a description.



Priabonian

age of the unit under the plot: Late Priabonian

<100 m

to the nearest differently described geological unit

3

units with published descriptions in the frame

WHAT IT MEANS FOR YOUR PLOT

Clay-rich layered rock with sandstone layers (late Priabonian). Published unit label: scisti argillosi e argilloso-arenacei.

Nearest other described unit: recent river and sea deposits (published label: depositi recenti fluviali e marini), under 100 m away; the map does not place the contact to the metre.

At 1:100,000 the map shows the rock type of the area, not the soil under the foundations.

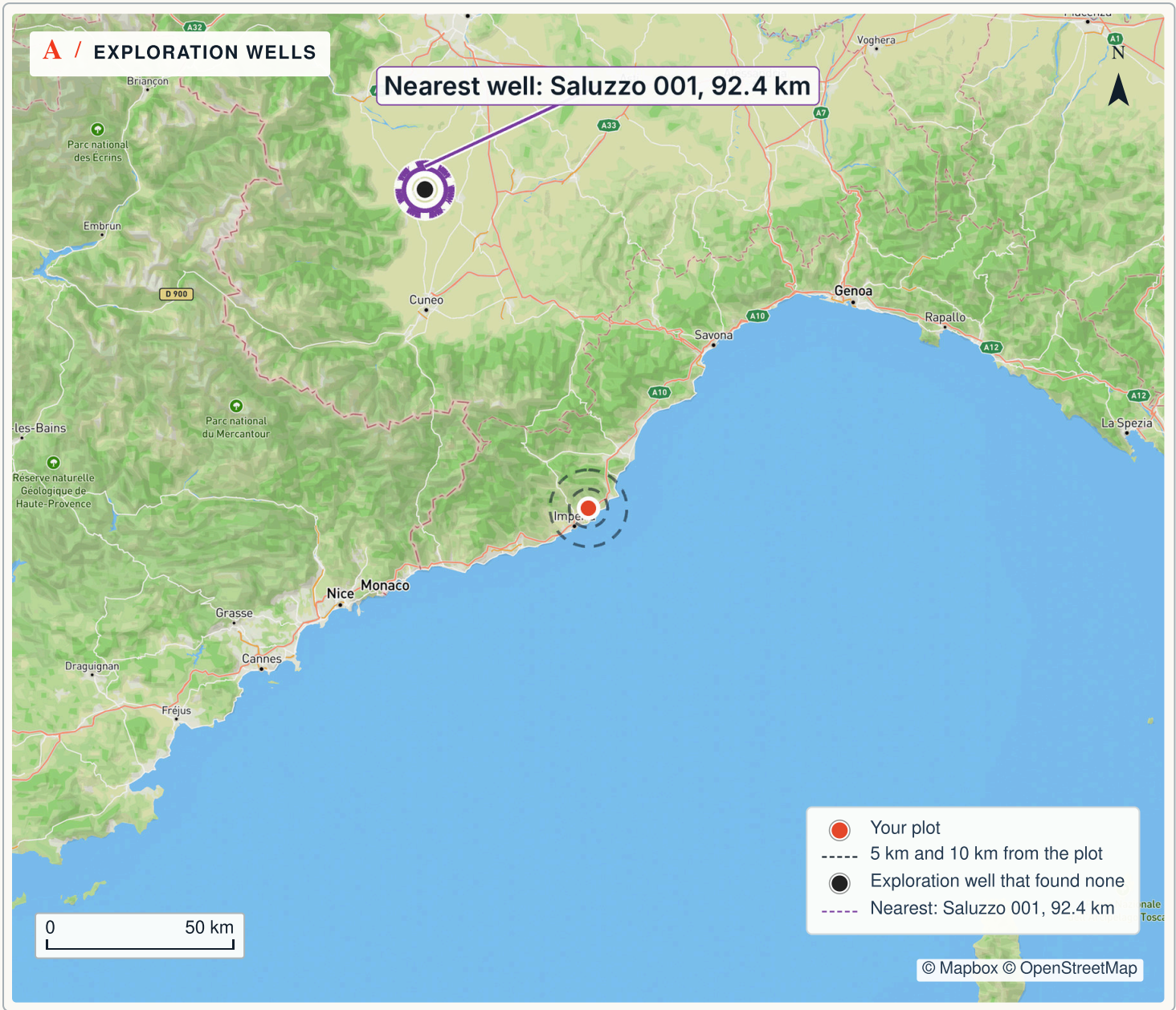
BEFORE YOU BUY

Ask a geologist what site investigations are needed before committing; detailed boreholes and foundation design follow before works.

SOURCES AND LIMITS Mapbox Satellite (© Mapbox © Maxar). Geology: ISPRA, Geological Survey of Italy, Geological Map of Italy 1:100,000 (CC BY 4.0), read 29 Oct 2026. Published unit polygons and sheet keys.

Deep wells drilled nearby

ViDEPI exploration wells, by result. Purple ring: the nearest well.



92.4 km

to the nearest deep exploration well

0

wells within 10 km

0

of them found gas or oil

WHAT IT MEANS FOR YOUR PLOT

The nearest deep well lies to the north-north-west, 92.4 km away, drilled in 1957 to 1,531 m; it found no oil or gas. No gas or oil find is recorded for these archived wells; this does not rule out a field or unrecorded drilling.

SOURCES AND LIMITS Mapbox Outdoors. Wells: ViDEPI archive (MASE, UNMIG), via ISPRA, read 18 Oct 2026. Positions as published.

THE GROUND

Radon in the ground

● Comune not listed

The regional priority-area list and the reference levels for homes. Only a test measures a building.

Not listed

radon priority-area status for this Comune

200 Bq/m³

radon reference level for homes built after 31 Dec 2024

300 Bq/m³

radon reference level for existing homes

THE REGIONAL LIST: LIGURIA

16 Comuni, this Comune not listed. The list names Comuni, not individual buildings. A listing is an area screening result; only a test measures this building.

EXISTING HOMES

300 Bq/m³: reference level for the yearly average in existing homes (D.Lgs. 101/2020, art. 12).

HOMES BUILT AFTER 31 DEC 2024

200 Bq/m³: reference level for the yearly average in new homes (D.Lgs. 101/2020, art. 12).

WHAT IT MEANS FOR THIS PLOT

Radon. The Comune is not on the regional list of radon priority areas (D.Lgs. 101/2020, art. 11). The list names Comuni, not buildings.

For homes, the law sets 300 Bq/m³ as the yearly average for existing homes and 200 Bq/m³ for homes built after 31 Dec 2024 (art. 12). Only a test measures a building.

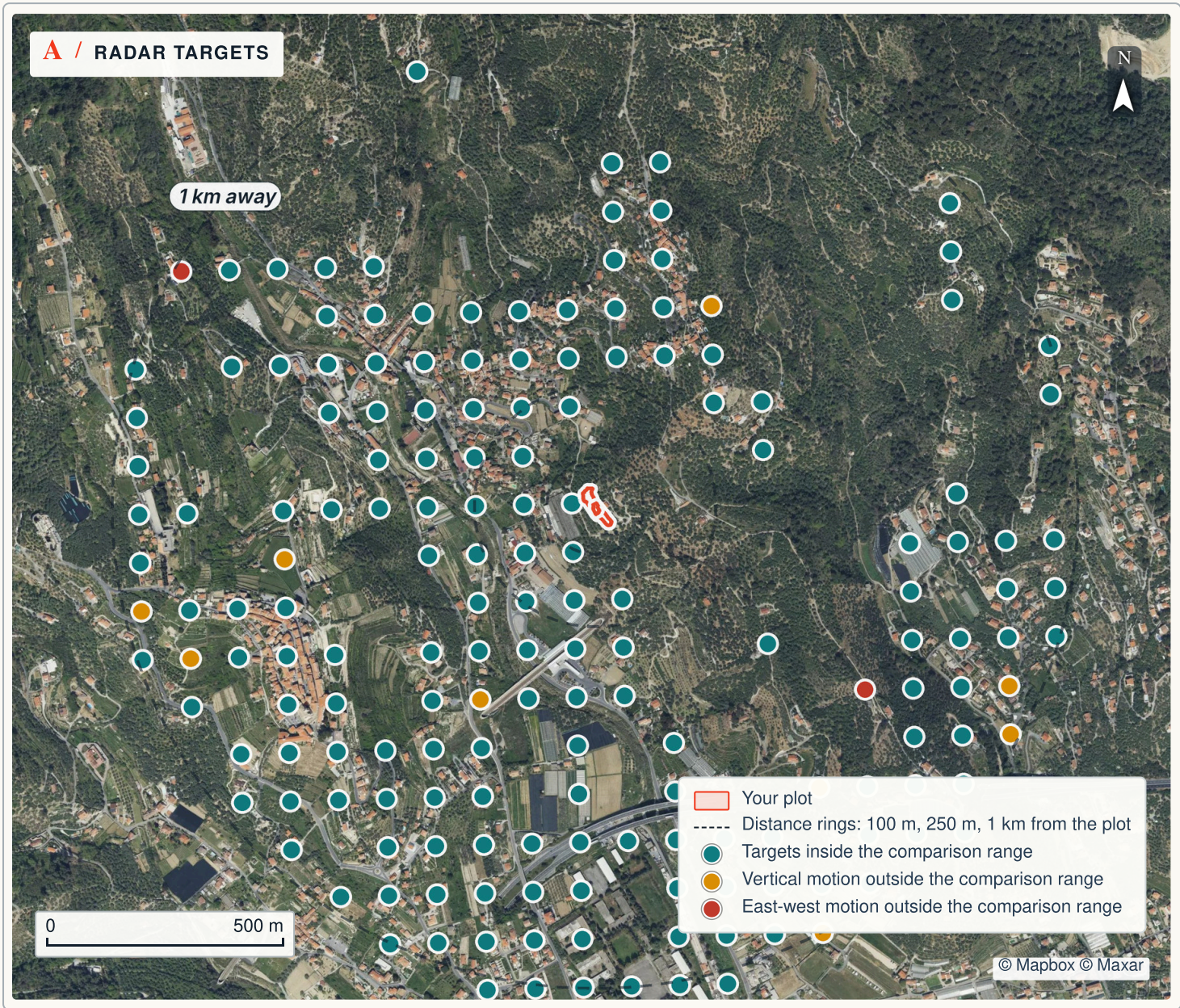
□ BEFORE DESIGNING A HOME

Ask the designer about a radon barrier and ventilation beneath the ground floor. The regional list does not establish the radon level in a future building.

Radon: D.Lgs. 101/2020, arts. 11 and 12, read on Normattiva; regional lists as published in the Gazzetta Ufficiale, read 9 Oct 2026.

Where ground motion was measured

Radar targets: red for east-west motion, amber for vertical motion.



2

vertical points within 100 m

-1.00 mm/year

median vertical velocity within 100 m

13

vertical points within 250 m

WHAT IT MEANS FOR YOUR PLOT

Measured targets surround the parcel. Teal marks targets inside our comparison range; red takes precedence when both components exceed it.

Velocities and displacement over time: page 29. Colours flag absolute motion beyond ± 2 mm/year; this is our comparison range, not a legal or foundation-safety threshold.

BEFORE YOU BUY

Give the points, both motion components and their uncertainty to the geologist. Targets represent a 100 m grid; they cannot diagnose an individual building.

The absence of a coloured target on the parcel does not establish stable foundations.

SOURCES AND LIMITS

Mapbox Satellite. Copernicus / EEA European Ground Motion Service, calibrated Ortho 100 m grid, 2020-2024, read 18 Oct 2026. No north-south component or site investigation.

THE GROUND

Ground motion near the plot

Sparse local sample

Within 100 m of the plot, 2 satellite measurement points have a median vertical velocity of -1.00 mm/year in 2020–2024. Individual points range from -1.2 mm/year to -0.8 mm/year; negative means sinking, positive rising. The wider 1 km median is -1.10 mm/year. The small local sample cannot establish stability.

2

vertical points within 100 m

-1.00 mm/year

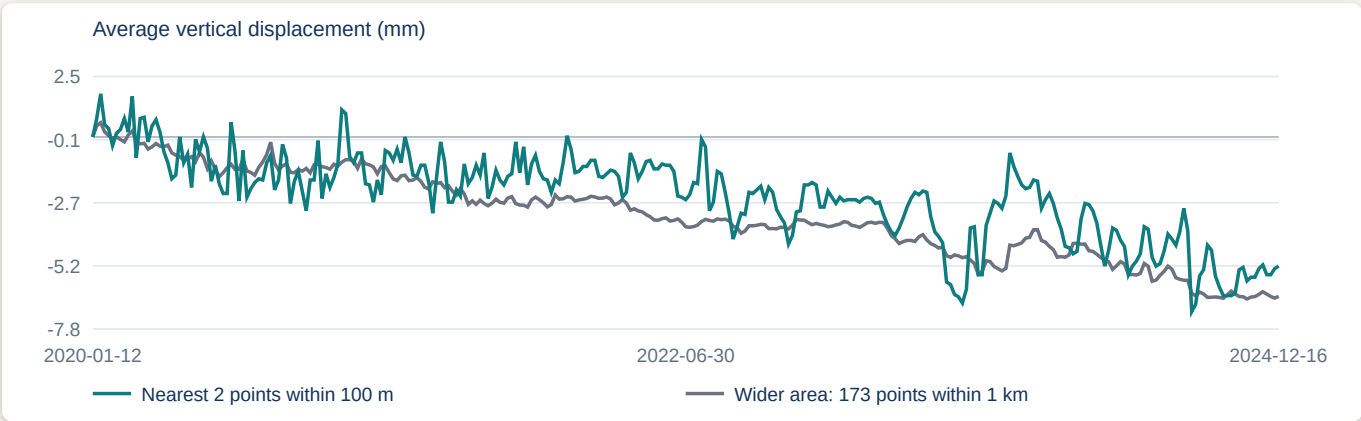
median vertical velocity within 100 m

13

vertical points within 250 m

-1.10 mm/year

median vertical velocity within 1 km



The same locations are compared at each date: mean of 2 nearest points within 100 m, nearest point 25 m from the parcel; wider mean of 173 points within 1 km. Both curves start at zero and show measured movement.

Observed motion around the parcel

COMPONENT / DISTANCE	POINTS	MEDIAN	RANGE	OUTSIDE BAND
Vertical, 100 m	2	-1.00 mm/year	-1.2 mm/year to -0.8 mm/year	0
Vertical, 250 m	13	-1.20 mm/year	-1.6 mm/year to -0.8 mm/year	0
Vertical, 1.0 km	173	-1.10 mm/year	-3.1 mm/year to 0.4 mm/year	10
East-west, 100 m	2	-0.15 mm/year	-0.5 mm/year to 0.2 mm/year	0
East-west, 250 m	13	0.20 mm/year	-0.7 mm/year to 0.7 mm/year	0
East-west, 1.0 km	173	0.40 mm/year	-1.5 mm/year to 2.9 mm/year	2

Negative vertical velocity means sinking; positive means rising. Positive east-west velocity means eastward.

What this means for this plot

Within 250 m the median differs from the 1 km median by vertical -0.10 mm/year; east-west -0.20 mm/year. We flag a contrast above 2 mm/year (our band, not a legal threshold).

Velocities within ±2 mm/year fall inside our comparison range, not a site-stability finding. The satellite averages radar targets on a 100 m grid: it cannot diagnose one building, see north-south movement or tell what happened after the recorded period.

Generated using European Union's Copernicus Land Monitoring Service information. EGMS Ortho, release 2024-patch1, 2020–2024; read 2026-10-18. Distances and averages calculated by TerrenoCheck; no EU endorsement.

Water, floods and landslides

Check before you buy

ASSESSMENT OF PAGES 31–36

2 context 2 check first

Flood and landslide hazard areas of the basin plans, heavy rain, and the water around the plot. The maps are screening at the scale of the plans; the town hall and a geologist confirm them on the parcel.

100.0%

moderate landslide area on the plot

92 mm

wettest day 1981–2025

411 m

to the waste-water treatment plant

What the data says

READING	FINDING	PAGE
CHECK FIRST	Moderate landslide hazard area (P1) on the plot, P1 on 100.0% of it	p. 33
CHECK FIRST	Waste-water treatment plant 411 m from the plot	p. 35
CONTEXT	No flood area of the ISPRA mosaic 2020 on the plot; the nearest is the high-probability flood area (P3), 177 m away; the district's current flood plan was not checked	p. 31
CONTEXT	Nearest recorded landslide (IFFI) 1.5 km from the plot	p. 34

What we would do next

1

Geologist: Ground report on the mapped landslide hazard and parcel implications. Page 33.

2

You, on the visit: Visit downwind of treatment plant on a warm day; neighbours' smell history. Page 35.

The 6 data pages of this chapter

Flood hazard areas

177 m

p. 31

Heavy rain

92 mm

p. 32

Landslide hazard on the plot

100.0%

p. 33

Landslides around the plot

1.5 km

p. 34

Water bodies and waste water

411 m

p. 35

Groundwater

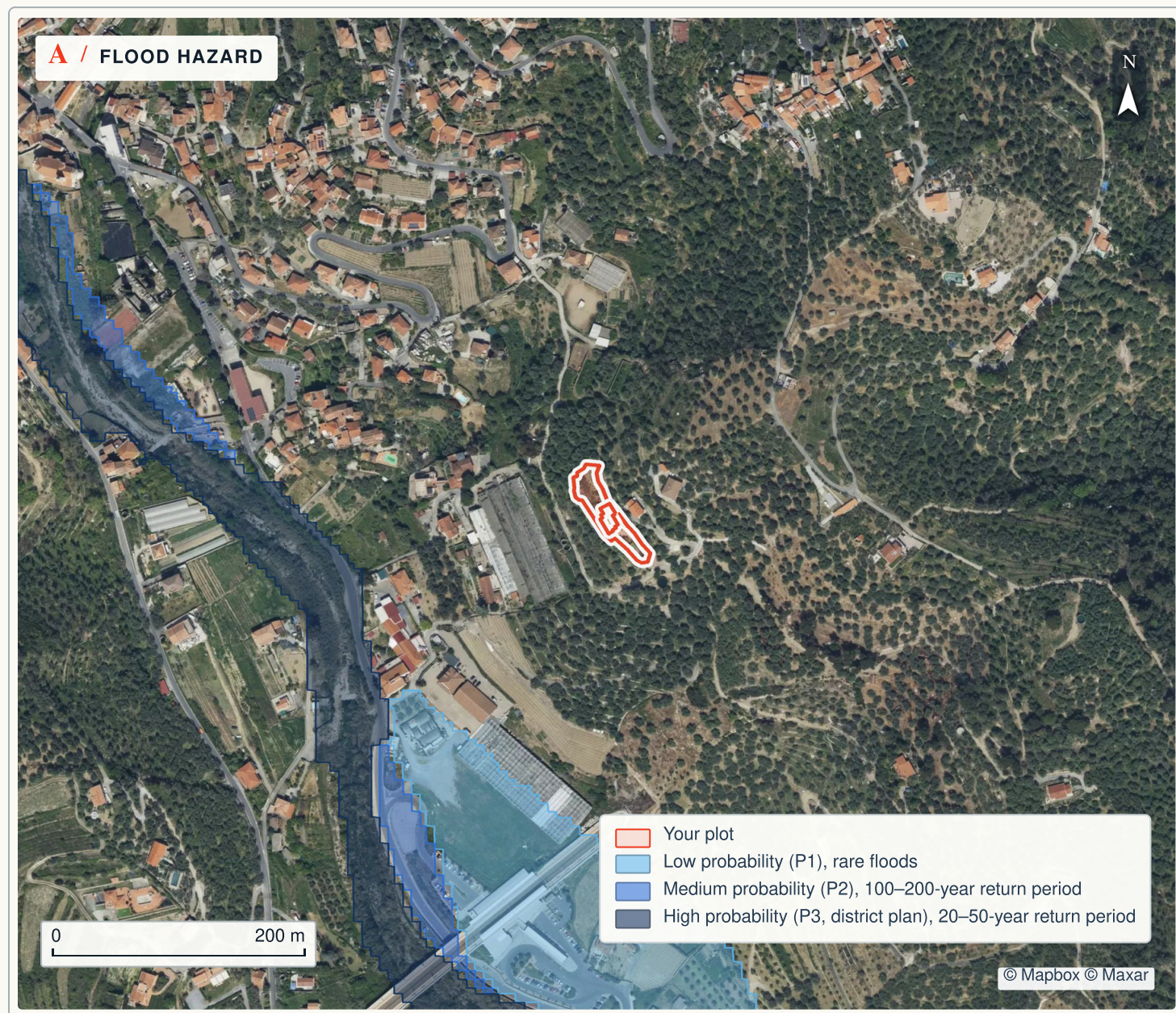
4.0 km

p. 36

Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Flood hazard areas

The district flood plans in their three scenarios, from rare floods (P1) to frequent ones (P3).



177 m

to the nearest flood area in P1 or a higher class

177 m

to the nearest flood area in P2 or a higher class

177 m

to the nearest high-probability area (P3)

WHAT IT MEANS FOR YOUR PLOT

No flood area touches the plot. The nearest, class P3, lies 177 m away.

Small ditches and street flooding are not on these maps.

National flood mosaic: 2020. The district's current flood plan was not checked; confirm it before an offer.

Distances to a class include areas in every higher class shown on the map.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Flood hazard: ISPRA, IdroGEO national mosaic of the district flood plans (PGRA), version 5.0 of 2020, CC BY-SA 4.0, read 18 Oct 2026. Screening, not a certificate.

WATER, FLOODS AND LANDSLIDES

Heavy rain

Rain in the models

Daily rain since 1981 in NASA POWER's grid cell over the plot: the wettest days and how often heavy rain falls.

92 mm

wettest day 1981–2025

367

days with 20 mm or more, 1981–2025

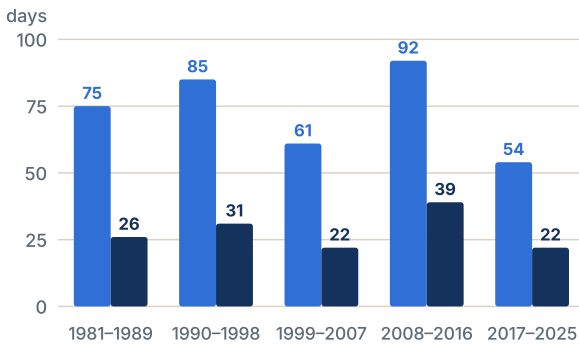
140

days with 30 mm or more, 1981–2025

22

days with 30 mm or more, 2017–2025

Days of heavy rain in each nine-year period



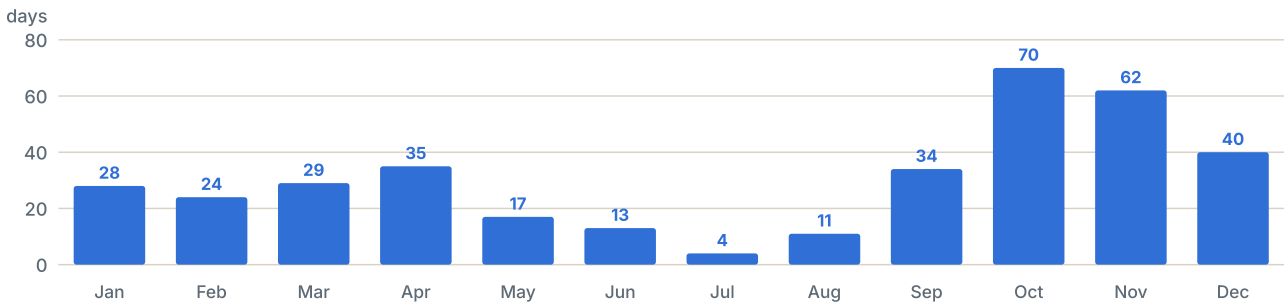
Light: days with 20 mm or more. Dark: 30 mm or more. NASA POWER, MERRA-2 cell.

Wettest days since 1981

DAY	RAIN THAT DAY
30 Sep 1998	92 mm
24 Nov 2016	79 mm
14 Sep 2006	74 mm
23 Nov 2019	68 mm
6 Nov 2000	65 mm

Daily totals of a cell about 55.3 km across: a storm over the plot can be heavier.

In which months the heavy days came



Days with 20 mm or more, by month, all years together.

WHAT IT MEANS

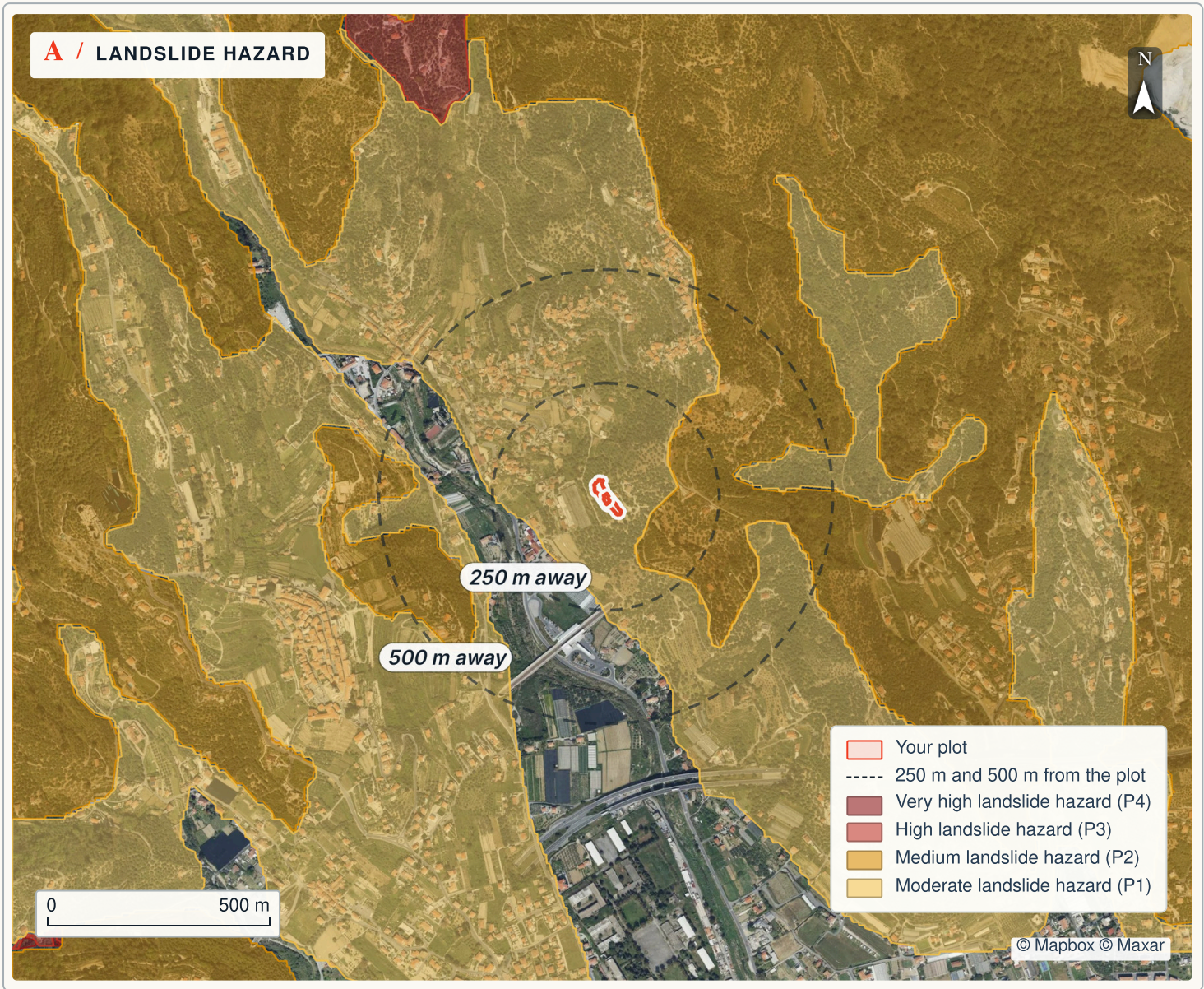
Heavy rain can flood outdoor ground. Ground that cannot drain it fast fills ditches and low corners.

Compared periods: 2008–2016 and 2017–2025. Days with at least 20 mm: 92 and 54; days with at least 30 mm: 39 and 22, respectively. These are grid-cell counts, not a trend forecast.

NASA LaRC POWER, MERRA-2 daily rain 1981–2025, read 18 Oct 2026. Models on a grid, not a rain gauge.

Landslide hazard on the plot

The landslide hazard areas of the basin plans (PAI), from areas under watch to the very high class.



100.0%

of the parcel in the moderate hazard area (P1)

860 m

to the nearest high hazard area (P3)

4

hazard classes in the frame

WHAT IT MEANS FOR YOUR PLOT

A moderate landslide hazard area (P1) of the basin plan covers 100.0% of the parcel.

The landslide plan in force (PAI dissesti, DPCM 29 Jan 2026) gives the same class, the lowest of its four classes.

The high class (P3) starts 860 m to the north-north-west.

The new plan sets no bans in P1 and P2; a geologist says how the slope behaves.

Until 31 Dec 2026, works in P1 still follow the former Ligurian plan (class Pg1); the Comune confirms its rules.

BEFORE YOU BUY

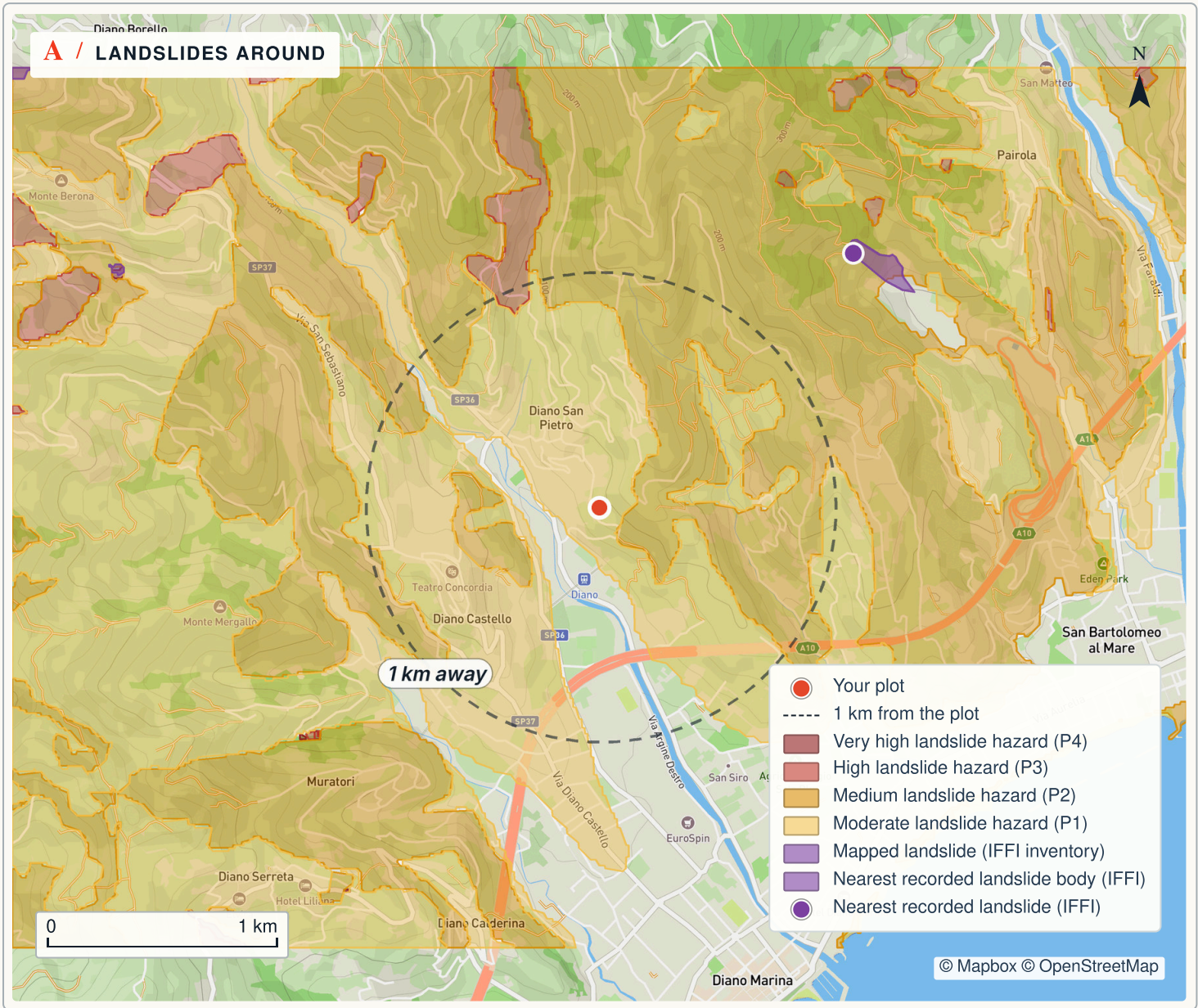
The moderate area on the plot leaves slope stability unresolved; on the checklist before commitment, pages 93–94.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). ISPRA IdroGEO PAI mosaic (2024), read 18 Oct 2026; PAI dissesti, Autorità di Bacino Distrettuale dell'Appennino Settentrionale (CC BY-SA 4.0), read 28 Oct 2026. A screening.

Landslides around the plot

Hazard classes of the basin plans and the slides recorded in the national inventory (IFFI).



1.5 km

to the nearest landslide in the IFFI inventory

42 ha

of high and very high hazard (P3, P4)
in the frame

59.2%

of the frame in a landslide hazard class

WHAT IT MEANS FOR YOUR PLOT

The nearest landslide recorded in the IFFI inventory lies 1.5 km from the plot. Around the plot, 59.2% of this frame of 5.0 km a side carries a landslide hazard class.

The inventory lists slides that happened; the plan classes say where they could.

Plan colours cover the published map extent; uncoloured ground beyond it is unassessed.

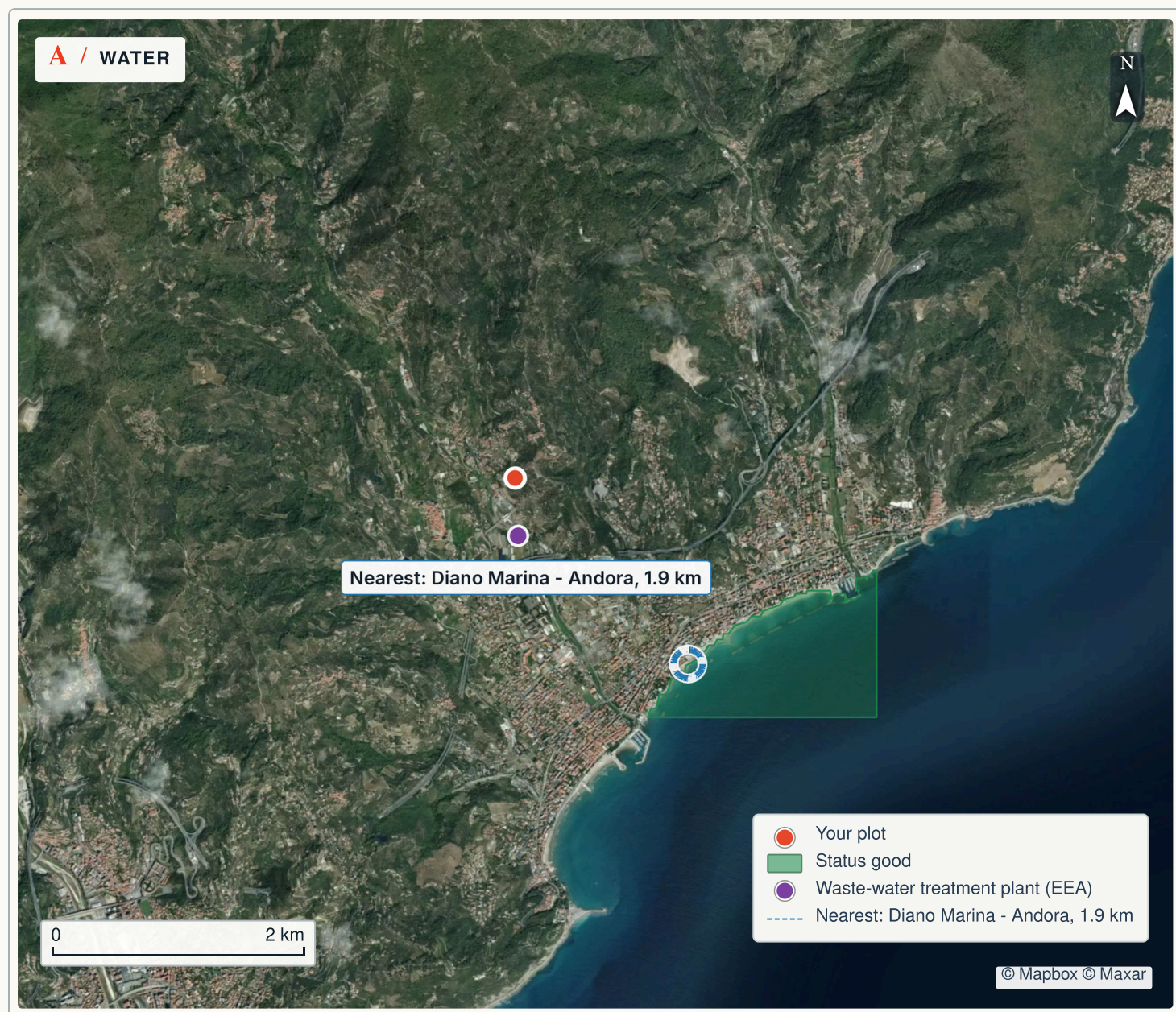
BEFORE YOU BUY

The recorded slide is 1.5 km away. On the site visit, look for patched cracks and retaining works on the parcel and along the access road; a technician judges any past movement, since a visit alone does not establish its cause.

SOURCES AND LIMITS Mapbox Outdoors. Hazard classes: ISPRA, IdroGEO mosaic of the basin plans (PAI). Recorded landslides: ISPRA IFFI inventory, CC BY-SA 4.0. Both read 18 Oct 2026. Screening, not a survey.

Water bodies and waste water

Surface water bodies coloured by their 2022 status, and the nearby waste-water treatment plant.



1.9 km

to Diano Marina - Andora, the nearest coastal water

411 m

to the nearest waste-water treatment plant

3,250

people-equivalent the plant treats

WHAT IT MEANS FOR YOUR PLOT

The nearest water body under the EU Water Framework Directive is **Diano Marina - Andora**, a coastal water to the south-east, **1.9 km** away. Its 2022 status: ecological good, chemical good.

The nearest reported waste-water treatment plant is 411 m to the south.

BEFORE YOU BUY

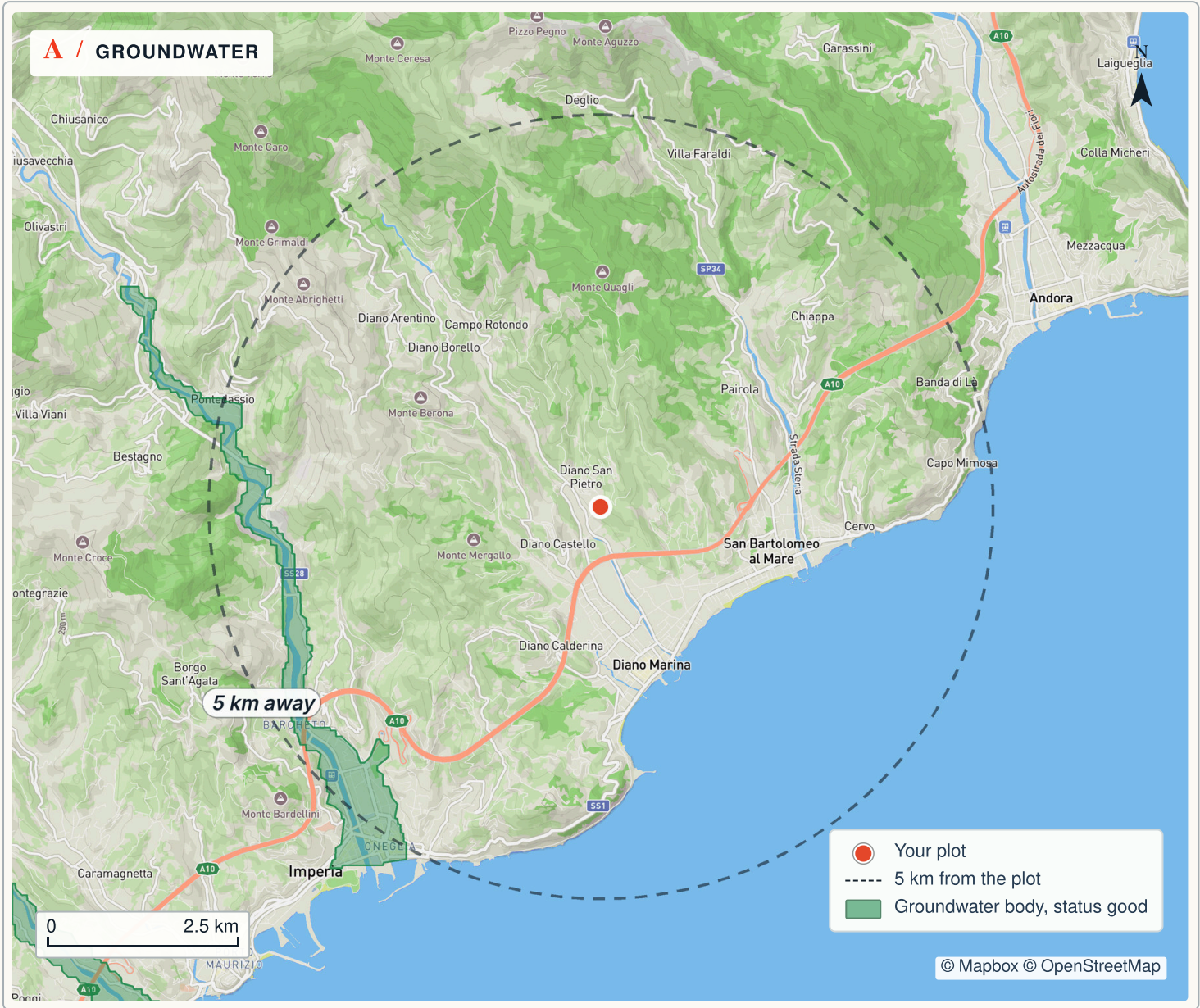
Visit on a warm, still day and stand downwind of the plant 411 m away.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Water bodies and plants: EEA, WISE reporting under the Water Framework and Urban Waste Water directives (2022), read 18 Oct 2026.

Groundwater

Groundwater bodies of the Water Framework Directive, coloured by their worse status.



4.0 km

to the nearest groundwater body

2

groundwater bodies within 7.5 km

0

of them in poor status

WHAT IT MEANS FOR YOUR PLOT

The nearest groundwater body, Impero, lies 4.0 km to the west. Its 2022 status is good.

That status is reported for the whole body, not measured in the water under the plot.

If groundwater use is proposed, this map does not establish water quality; request a recent lab test and verify the permitted use.

BEFORE YOU BUY

A well's water quality and regional papers are unverified: ask for a laboratory analysis with the services check, pages 93–94.

CHAPTER 5 · ASSESSMENT

Earthquakes and other hazards

Check before you buy

ASSESSMENT OF PAGES 38–48

3 context

2 check first

Earthquake catalogues and hazard grids describe the area. The parcel's ground response and any building's resistance need site and structural evidence.

39

historical earthquakes within 50 km

0.125–0.150 g

shaking class (10% in 50 years)

What the data says

READING	FINDING	PAGE
CHECK FIRST	Seismic zone 2 on the national list (zones run from 1, highest, to 4)	p. 41
CHECK FIRST	Comune's register of burnt areas (law 353/2000, art. 10) not read: ask the Comune	p. 46
CONTEXT	Seismic microzonation: 100% of the parcel stable for earthquakes, which does not concern landslides (page 33); site response unverified	p. 47
CONTEXT	Historical earthquake of magnitude 4.3 in 1909, 2.2 km away	p. 38
CONTEXT	108 recorded earthquakes of magnitude 3 or more within 75 km since 1985	p. 39

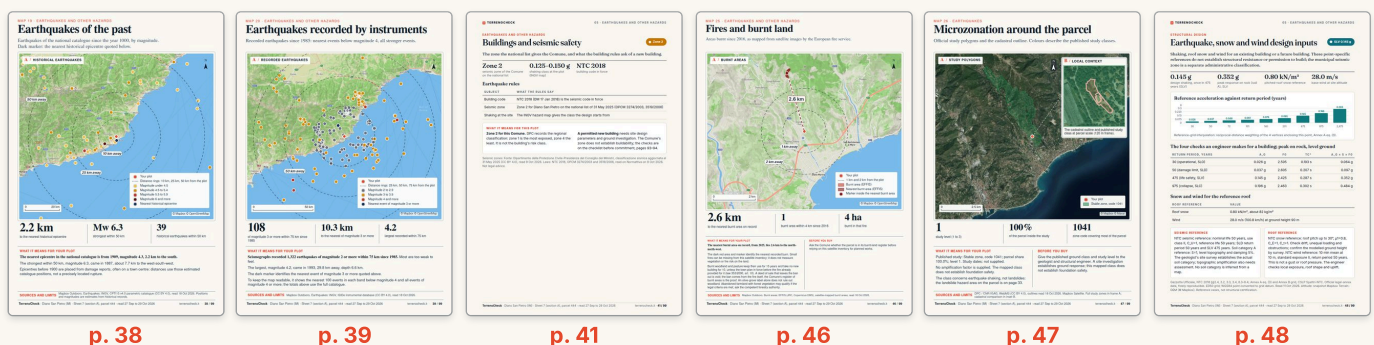
TO SETTLE BEFORE A DEPOSIT

- Catalogues and design grids do not establish a building's resistance or the soil response at this parcel.

What we would do next

- Comune: Confirm seismic design procedure and scope of ground survey. Page 41.
- Geologist: Use the parcel's microzonation classes, study levels and amplification bands in the site investigation and structural design. Page 47.

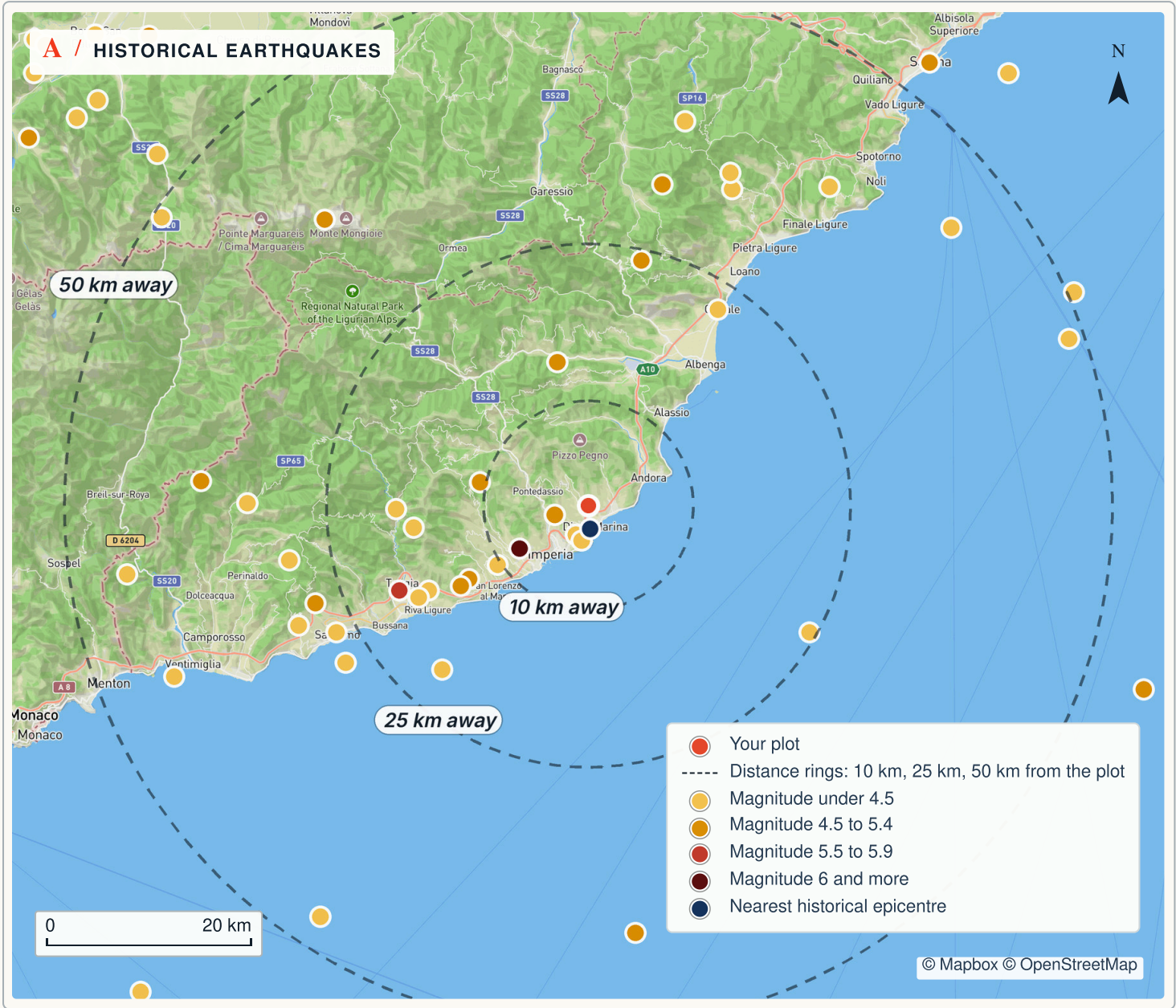
Evidence to read with this assessment



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Earthquakes of the past

Earthquakes of the national catalogue since the year 1000, by magnitude.
Dark marker: the nearest historical epicentre quoted below.



2.2 km

to the nearest historical epicentre

Mw 6.3

strongest within 50 km

39

historical earthquakes within 50 km

WHAT IT MEANS FOR YOUR PLOT

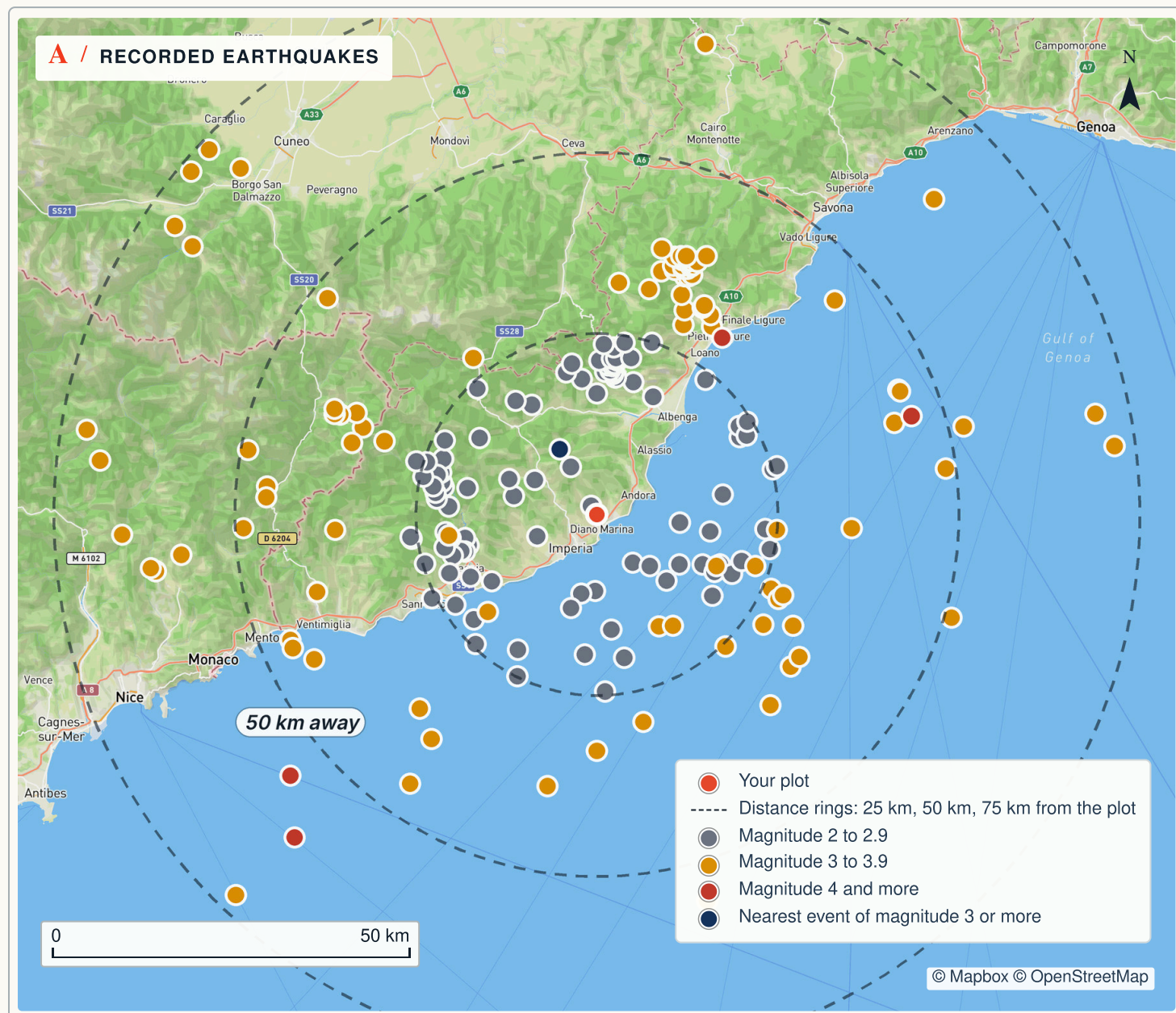
The nearest epicentre in the national catalogue is from 1909, magnitude 4.3, 2.2 km to the south.

The strongest within 50 km, magnitude 6.3, came in 1887, about 7.7 km to the west-south-west.

Epicentres before 1900 are placed from damage reports, often on a town centre: distances use those estimated catalogue positions, not a precisely located rupture.

Earthquakes recorded by instruments

Recorded earthquakes since 1985: nearest events below magnitude 4, all stronger events.



108

of magnitude 3 or more within 75 km since 1985

10.3 km

to the nearest of magnitude 3 or more

4.2

largest recorded within 75 km

WHAT IT MEANS FOR YOUR PLOT

Seismographs recorded **1,322 earthquakes of magnitude 2 or more within 75 km since 1985**. Most are too weak to feel.

The largest, magnitude 4.2, came in 1993, 29.8 km away, depth 6.6 km.

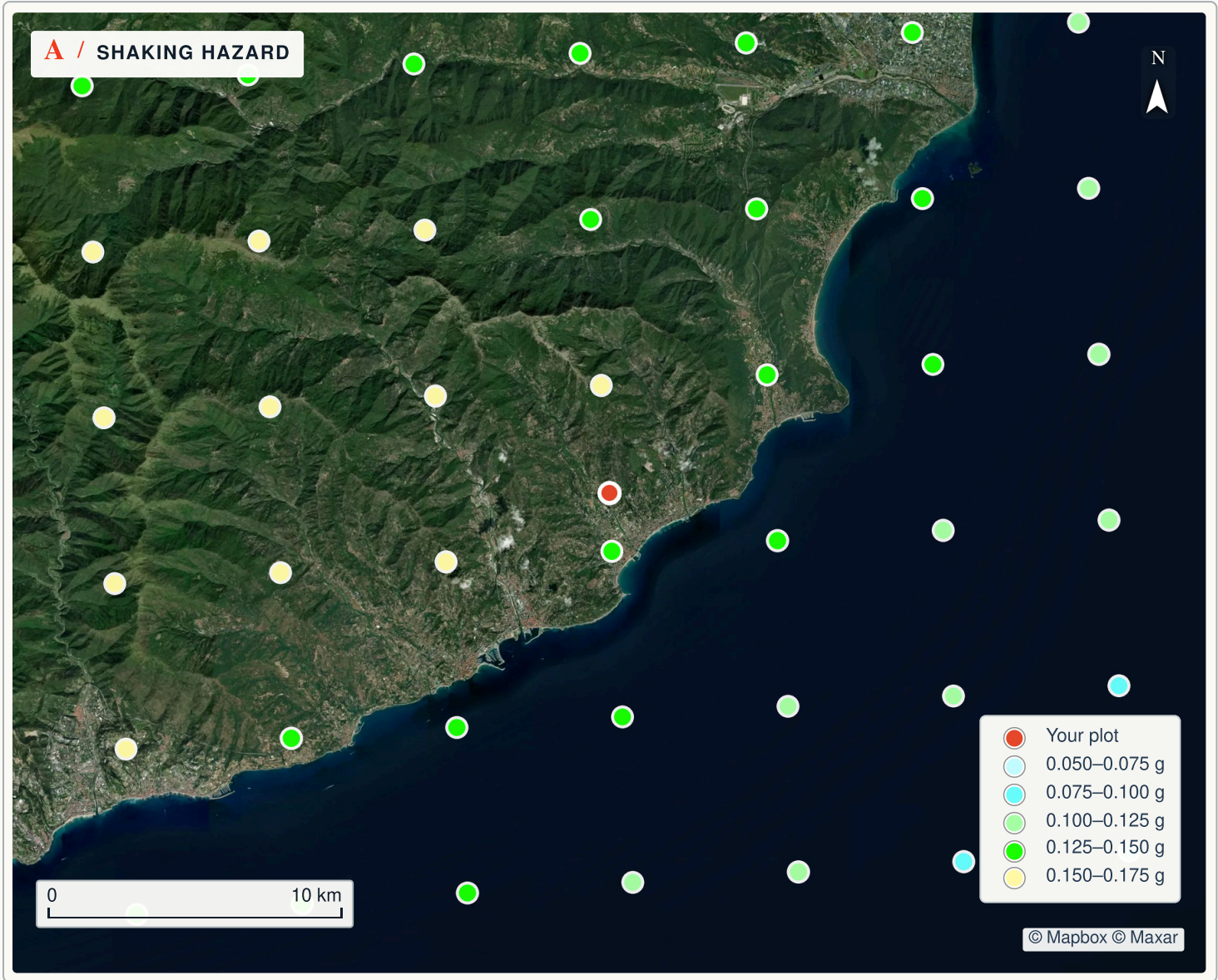
The dark marker identifies the nearest event of magnitude 3 or more quoted above.

To keep the map readable, it shows the nearest 100 events in each band below magnitude 4 and all events of magnitude 4 or more; the totals above use the full catalogue.

SOURCES AND LIMITS Mapbox Outdoors. Earthquakes: INGV, ISIde instrumental database (CC BY 4.0), read 18 Oct 2026.

How hard the ground can shake

INGV MPS04: median PGA, 10% in 50 years. Grid points about 5.5 km apart; classes in g.



0.125–0.150 g
plot reference class, nearest grid point

0.146 g
median PGA at the nearest grid point

0.150–0.175 g
highest class drawn in this frame

WHAT IT MEANS FOR YOUR PLOT

The plot's reference class is **0.125–0.150 g**, a model value for rock and level ground (soil category A) with a 10% chance of being exceeded in 50 years. It does not describe this plot: a geologist sets the soil category and any amplification from the ground or the slope.

The coloured points are the complete published grid across this frame. The red marker locates the plot; its reference class comes from the nearest grid point. An engineer checks the actual soil and topography.

BEFORE YOU BUY

The seismic zone of the Comune, which sets the rules for works, is on page 41.

SOURCES AND LIMITS Mapbox Satellite (© Mapbox © Maxar). Hazard: INGV, MPS04 seismic hazard model, median PGA, 10% in 50 years (CC BY 4.0), read 29 Oct 2026. Grid drawn by TerrenoCheck from INGV node values.

EARTHQUAKES AND OTHER HAZARDS

Buildings and seismic safety

● Zone 2

The zone the national list gives the Comune, and what the building rules ask of a new building.

Zone 2

seismic zone of the Comune
on the national list

0.125–0.150 g

shaking class at the plot
(INGV map)

NTC 2018

building code in force

Earthquake rules

SUBJECT	WHAT THE RULES SAY
Building code	NTC 2018 (DM 17 Jan 2018) is the seismic code in force
Seismic zone	Zone 2 for Diano San Pietro on the national list of 31 May 2025 (OPCM 3274/2003, 3519/2006)
Shaking at the site	The INGV hazard map gives the class the design starts from

WHAT IT MEANS FOR THIS PLOT

Zone 2 for this Comune. DPC records the regional classification: zone 1 is the most exposed, zone 4 the least. It is not the building's risk class.

A permitted new building needs site design parameters and ground investigation. The Comune's zone does not establish buildability; the checks are on the checklist before commitment, pages 93–94.

Seismic zones: Fonte: Dipartimento della Protezione Civile-Presidenza del Consiglio dei Ministri, classificazione sismica aggiornata al 31 May 2025 (CC BY 4.0), read 9 Oct 2026. Laws: NTC 2018, OPCM 3274/2003 and 3519/2006, read on Normattiva on 9 Oct 2026. Not legal advice.

EARTHQUAKES AND OTHER HAZARDS

Seismic brief for a new building

● Strongest record: 8 MCS

Diano San Pietro: the strongest recorded effects and the evidence to seek for this property.

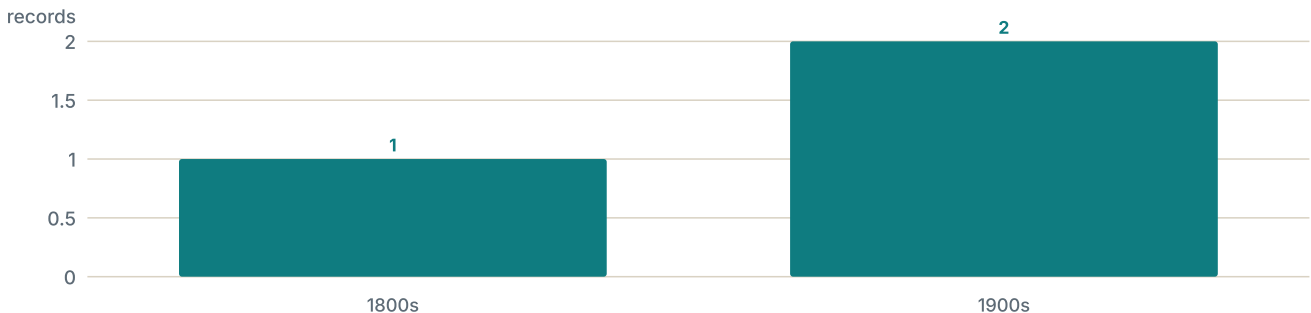
8
strongest MCS intensity
recorded in Diano San Pietro

1887
year of the strongest
observation

Selected numeric observations at the town record point

YEAR	EARTHQUAKE AREA	TOWN INTENSITY, MCS	WHY SHOWN
1887	Liguria occidentale	8	Strongest observed
1963	Mar Ligure	3.5	Latest numeric observation
1958	Liguria occidentale	4	Other numeric observation

Numeric town observations, by century



Older centuries have fewer records. These counts do not estimate earthquake frequency at the parcel.

WHAT THE TOWN RECORD CHANGES HERE

Comune zone 2 sets the procedure, not the resistance of a future building. The observation point is 600 m from the plot.

8 MCS in 1887 concerns old town buildings, not a building you may build. The parcel study returns code 1041, level 1, without a factor. Ask for ground-response testing to establish the design spectrum. Commission the parcel ground investigation once the planning documents permit the intended building: foundation recommendation and site spectrum for that design.

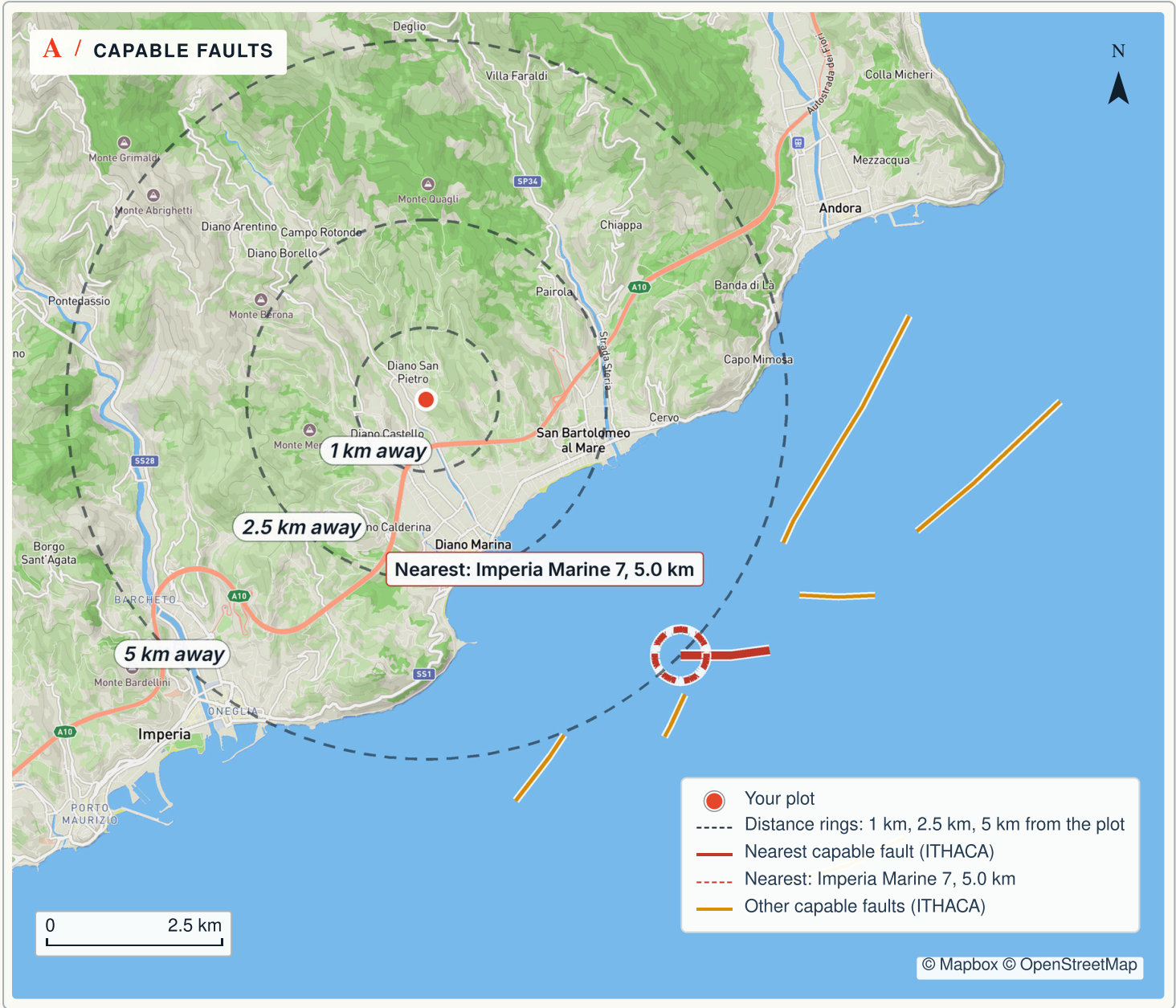
WHAT REMAINS UNRESOLVED

MCS is a scale of observed effects on people and buildings. It is not magnitude, a forecast or measured shaking on the parcel. Historical building types differ from today's building; an intensity interval is shown by its midpoint. Unquantified felt and not-felt entries are excluded from this selection.

INGV DBMI15 town observations, CC BY 4.0, read 18 Oct 2026. Town effects, not a parcel damage survey.

Faults that could break the surface

Capable faults of the ITHACA catalogue: faults with signs of movement in recent geological time.



5.0 km

to the nearest capable fault

6

capable faults within 8 km

Normal

movement of the nearest fault

WHAT IT MEANS FOR YOUR PLOT

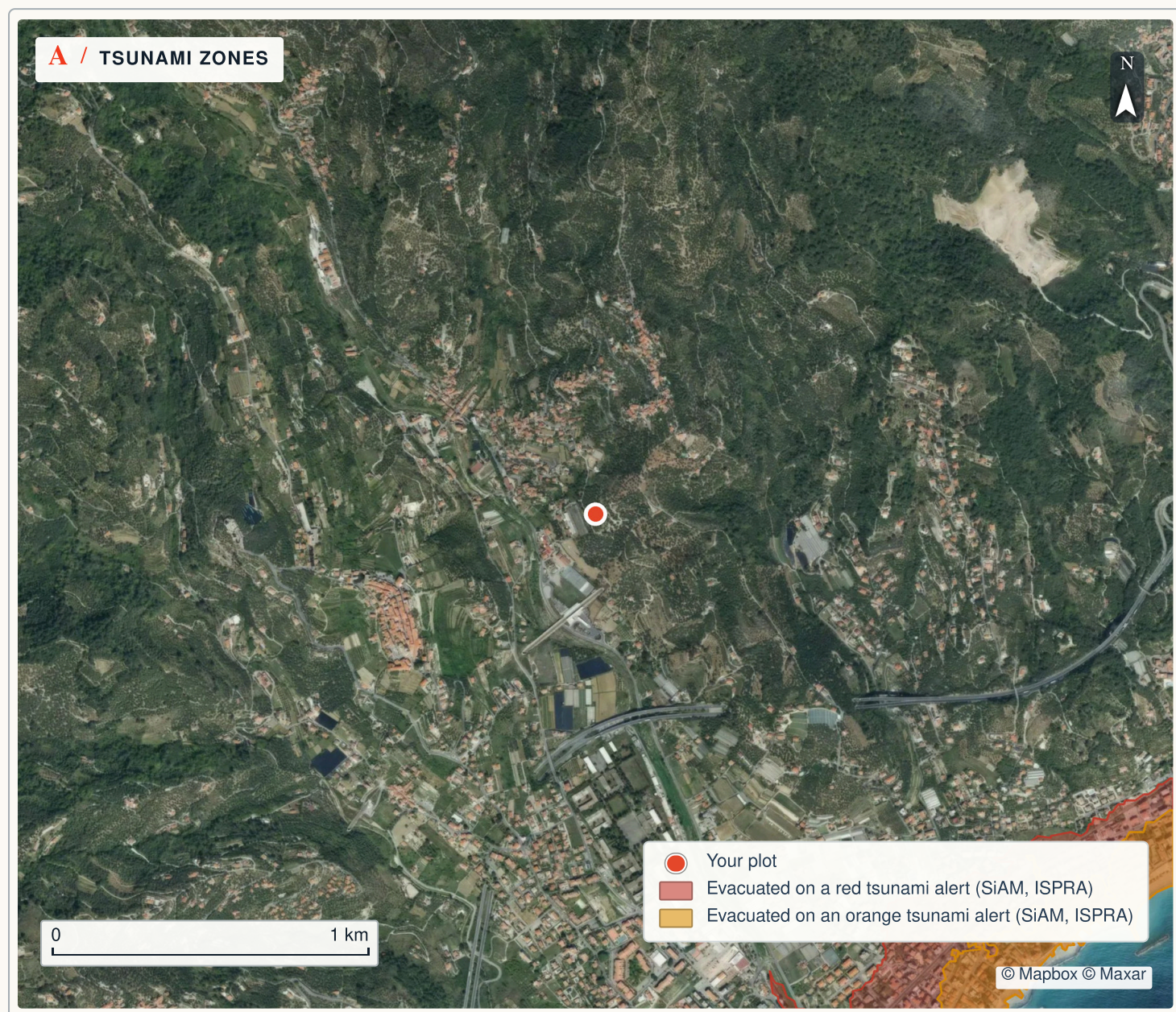
The nearest capable fault in the ITHACA catalogue, Imperia Marine 7, runs 5.0 km to the south-east.

A capable fault is one that could break the ground surface in an earthquake. The traces are drawn at regional scale, so a geologist places the line on the ground.

Catalogue kinematics: Normal. This is the full source classification of the nearest fault.

Tsunami alert zones

The tsunami alert zones of the national system (SiAM), drawn by ISPRA along the coast.



1.5 km

to the area evacuated on a red tsunami alert

1.7 km

to the area evacuated on an orange tsunami alert

90 m

above sea level, middle of the plot

WHAT IT MEANS FOR YOUR PLOT

The plot lies outside the tsunami alert zones; the nearest starts 1.5 km away.

The zones mark where people leave when the SiAM system sends a tsunami alert. They are not a building ban, a civil-protection red zone or the seismic zone of the Comune.

SOURCES AND LIMITS

Mapbox Satellite (© Mapbox © Maxar). Zones: ISPRA, tsunami alert zones for the national alert system (CC BY 4.0); distances read 18 Oct 2026; outlines read 18 Oct 2026.

Sinkholes, mines and cavities

Natural sinkholes, sinkholes over old cavities, disused mines and man-made cavities on national lists.



22.8 km to the nearest: natural sinkhole	4 records within 32.5 km	1 sinkholes, mines and cavities within 25 km
--	------------------------------------	--

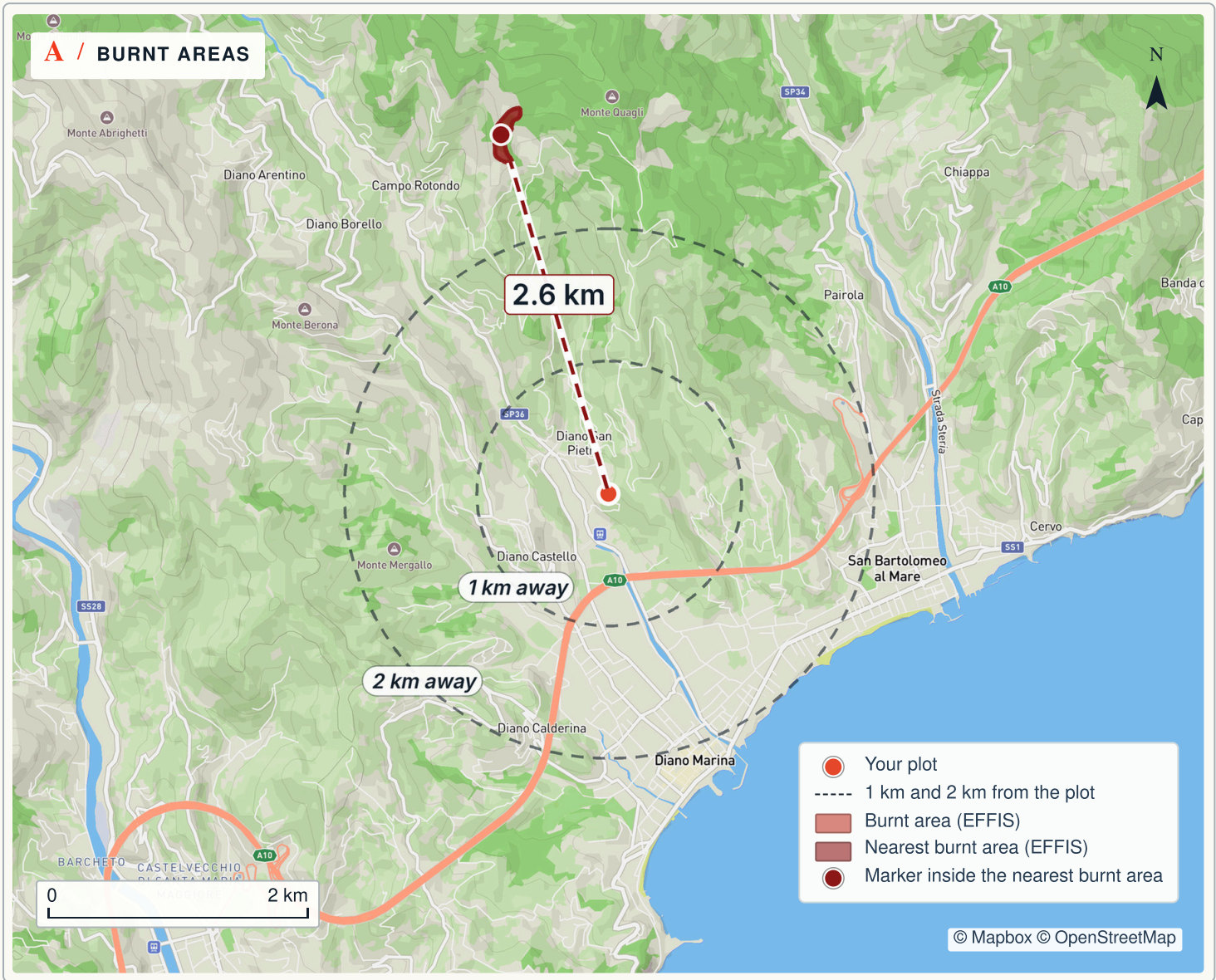
WHAT IT MEANS FOR YOUR PLOT

The nearest record is a natural sinkhole, 22.8 km away.

The lists hold what has been surveyed; old cellars and wells under a building are not on them.

Fires and burnt land

Areas burnt since 2016, as mapped from satellite images by the European fire service.



2.6 km

to the nearest burnt area on record

1

km
burnt area within 4 km since 2016

4 ha

burnt in that fire

WHAT IT MEANS FOR YOUR PLOT

The nearest burnt area on record, from 2025, lies 2.6 km to the north-north-west.

The dark red area and marker identify the nearest recorded burn. Small fires can be missing from this satellite inventory; it does not measure vegetation or fire risk on the land.

Burnt woodland and pasture keep their use for 15 years and take no new building for 10, unless the town plan in force before the fire already provided for it (law 353/2000, art. 10). A deed of sale that leaves the ban out is void; the ban comes from the fire itself, the Comune's register of burnt areas is the proof. An olive-grove label alone does not rule out woodland. Abandoned farmland with forest vegetation may qualify if the legal criteria are met; ask the competent forestry authority.

BEFORE YOU BUY

Ask the Comune whether the parcel is in its burnt-land register before relying on this satellite inventory for planned works.

SOURCES AND LIMITS Mapbox Outdoors. Burnt areas: EFFIS (JRC, Copernicus EMS), satellite-mapped burnt areas, read 18 Oct 2026.

Microzonation around the parcel

Official study polygons and the cadastral outline. Colours describe the published study classes.



1

study level (1 to 3)

100%

of the parcel inside the study

1041

zone code covering most of the parcel

WHAT IT MEANS FOR YOUR PLOT

Published study: Stable zone, code 1041; parcel share 100.0%; level 1. Study dates: not supplied.

No amplification factor is supplied. The mapped class does not establish foundation safety.

The class concerns earthquake shaking, not landslides: the landslide hazard area on the parcel is on page 33.

BEFORE YOU BUY

Give the published ground class and study level to the geologist and structural engineer. A site investigation establishes ground response; this mapped class does not establish foundation safety.

SOURCES AND LIMITS

DPC / CNR-IGAG, WebMS (CC BY 4.0), outlines read 18 Oct 2026. Mapbox Satellite. Full study zones in frame A; cadastral comparison in inset B.

STRUCTURAL DESIGN

Earthquake, snow and wind design inputs

SLV 0.145 g

Shaking, roof snow and wind for an existing building or a future building. These point-specific references do not establish structural resistance or permission to build; the municipal seismic zone is a separate administrative classification.

0.145 g

design shaking, once in 475 years (SLV)

0.352 g

peak response on rock (soil A), SLV

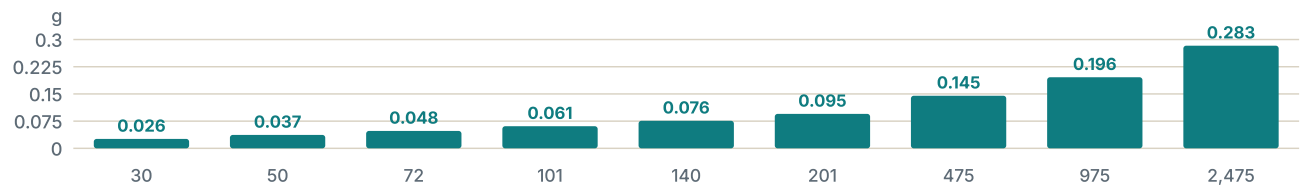
0.80 kN/m²

pitched-roof snow reference

28.0 m/s

base wind at site altitude

Reference acceleration against return period (years)



Reference-grid interpolation: reciprocal-distance weighting of the 4 vertices enclosing this point, Annex A eq. (3).

The four checks an engineer makes for a building; peak on rock, level ground

RETURN PERIOD, YEARS	A _G	F ₀	TC*	A _G × S × F ₀
30 (operational, SLO)	0.026 g	2.505	0.193 s	0.064 g
50 (damage limit, SLD)	0.037 g	2.605	0.207 s	0.097 g
475 (life safety, SLV)	0.145 g	2.425	0.287 s	0.352 g
975 (collapse, SLC)	0.196 g	2.463	0.302 s	0.484 g

Snow and wind for the reference roof

ROOF REFERENCE	VALUE
Roof snow	0.80 kN/m ² , about 82 kg/m ²
Wind	28.0 m/s (100.8 km/h) at ground height 90 m

SEISMIC REFERENCE

NTC seismic reference: nominal life 50 years, use class II, C_U=1, reference life 50 years; SLD return period 50 years and SLV 475 years. Soil category A reference: S=1, level topography and damping 5%. The geologist's site survey establishes the actual soil category; topographic amplification also needs assessment. No soil category is inferred from a map.

ROOF REFERENCE

NTC snow reference: roof pitch up to 30°, μ₁=0.8, C_E=1, C_t=1. Check drift, unequal loading and obstructions; confirm the modelled ground height by survey. NTC wind reference: 10 min mean at 10 m, standard exposure II, return period 50 years. This is not a gust or roof pressure. The engineer checks local exposure, roof shape and uplift.

Gazzetta Ufficiale, NTC 2018 §§2.4, 3.2, 3.3, 3.4, 8.3–8.4; Annex A eq. (3) and Annex B grid, CSLP Spettri-NTC. Official legal-annex data, freely reproducible. ED50 grid; WGS84 point converted to grid datum. Read 11 Oct 2026. Altitude: snapshot Mapbox Terrain-DEM (© Mapbox). Reference cases, not structural certification.

The sea

Context for the area

ASSESSMENT OF PAGES 50–54

3 context

The sea is 1.9 km from the plot. This chapter reads the coast, the sea floor, the shoreline record and the bathing water in front of it.

1.9 km

to the coastline, from the plot boundary

No reliable depth reading

Sea depth

2.0 km

to the nearest sampling point

25.0 °C

sea surface in Aug, the warmest month

What the data says

READING	FINDING	PAGE
CONTEXT	The shore in front was stable in ISPRA's comparison of 2007 and 2018	p. 52
CONTEXT	Responsibility for the mapped sea defence is unverified	p. 52
CONTEXT	Beach access and sea-defence upkeep matter only if you buy for coastal use	p. 52

What we would do next

1 Carry out this check only if coastal use matters to your purchase. Region's coastal office: Coastal works and sea-defence responsibility. Page 52.

The 5 data pages of this chapter

The coast in front

1.9 km

2.0 km

Stable

p. 50

The sea floor

No reliable depth reading

p. 51

How the shore has moved

1.9 km

Stable

17 m

p. 52

Bathing water along the coast

2.0 km

Excellent

11

p. 53

The sea through the year

25.0 °C

18.5 °C

3 months

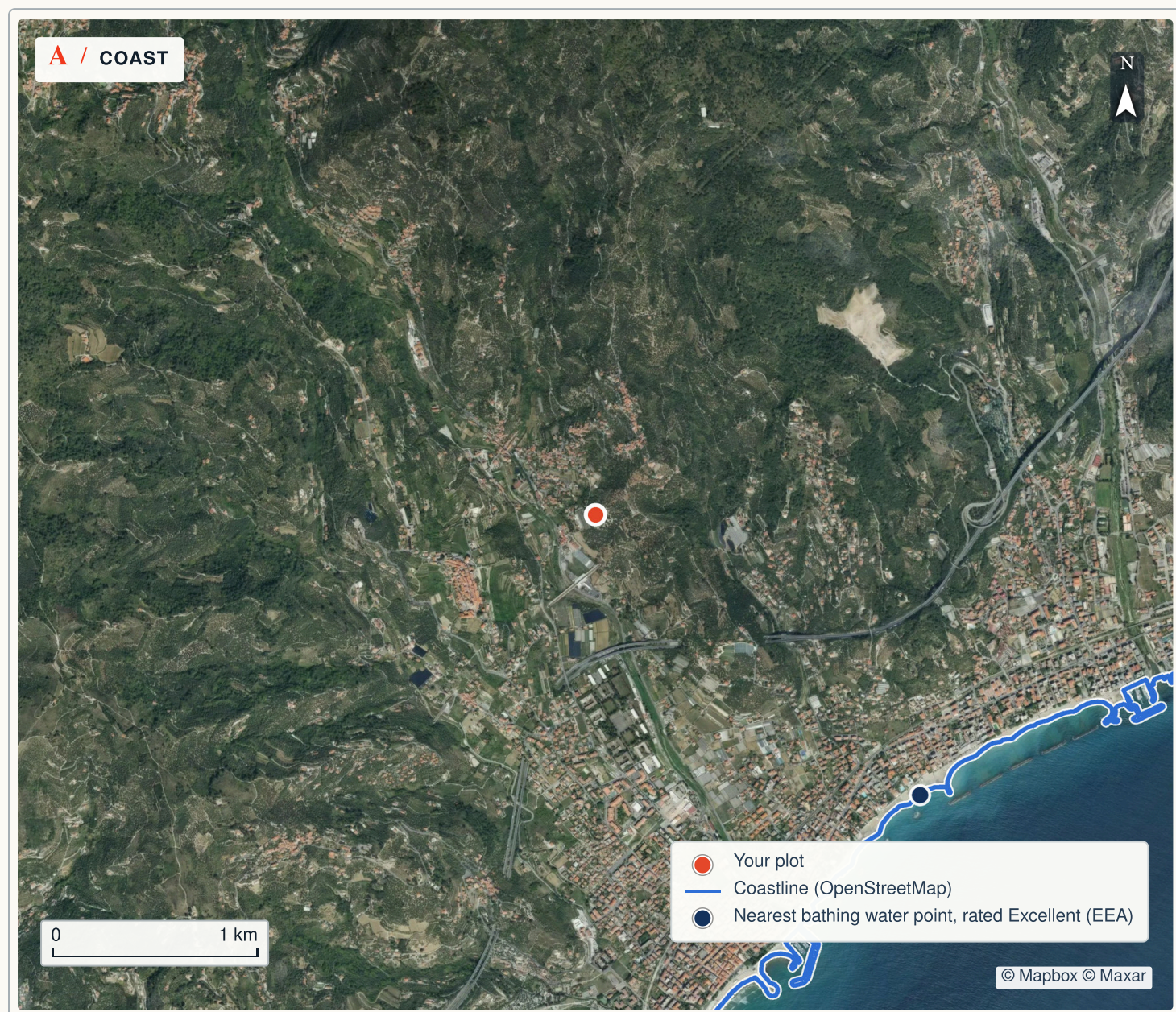
10.4 °C

p. 54

Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

The coast in front

The coastline on the satellite photo. The dot is the nearest bathing water point.



1.9 km

to the coastline, from the plot boundary

2.0 km

to the nearest bathing water sampling point

Stable

shore in front, 2007 to 2018 (ISPRA)

WHAT IT MEANS FOR YOUR PLOT

The coastline is 1.9 km from the plot, to the south-south-east. It is the line OpenStreetMap draws where land meets sea, so the beach or rocks start about there.

The nearest point where bathing water is sampled lies 2.0 km to the south-east, rated Excellent (page 53).

BEFORE YOU BUY

The route to the beach matters only if you buy for the sea; it is not a condition of this purchase.

SOURCES AND LIMITS Mapbox Satellite. Coastline: OpenStreetMap (ODbL), extract of 14 Jul 2026. Bathing point: EEA, read 18 Oct 2026.

THE SEA

The sea floor

● No reliable depth reading

How deep the water is in front of the plot, and what the bottom is made of.

No reliable depth reading

Sea depth

In a straight line out to sea

DISTANCE FROM THE SHORE	DEPTH	SEA FLOOR (EUSEAMAP)
200 m out from the shore	No reliable depth reading	infralittoral sand
500 m out from the shore	No reliable depth reading	infralittoral sand
1.0 km out from the shore	No reliable depth reading	dead Posidonia oceanica roots and stems (matte), with little plant cover

WHAT IT MEANS FOR THIS PLOT

No reliable depth reading at one or more sample points. A depth is shown only for a negative sea-floor elevation on mapped water inside the raster; the offshore slope is unverified.

EUSaMap maps dead Posidonia oceanica roots and stems (matte), with little plant cover and infralittoral sand offshore in front of the plot. These broad habitat cells do not establish the beach surface or the bottom at a swimming entry; check that on the visit.

BEFORE YOU BUY

- Look at the beach at low water and after a storm.
- Public beach access is on the checklist before the deed, page 95.

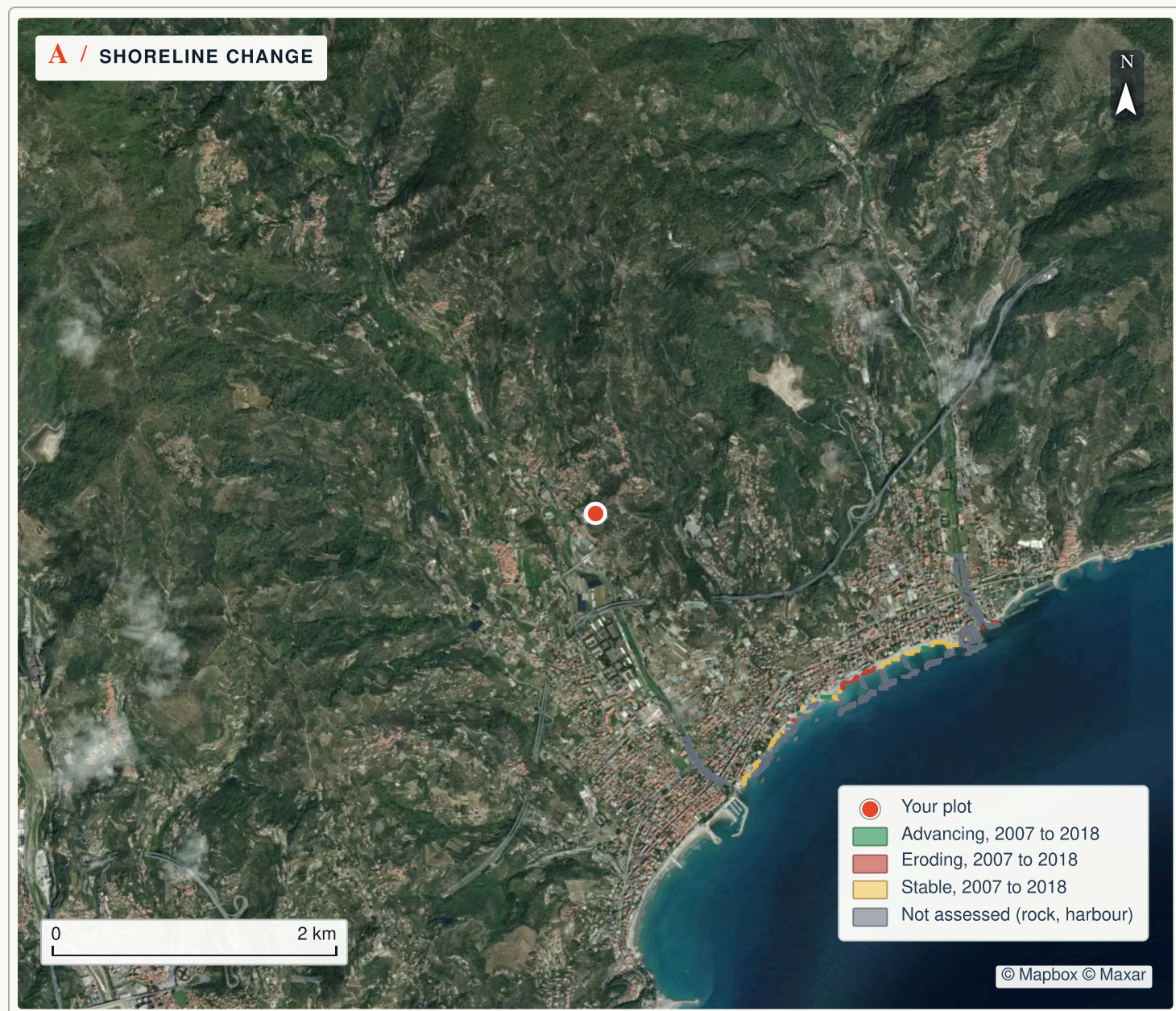
SEAGRASS MEADOWS: SEARCH LIMITS

EUSaMap maps no seagrass in front of the plot.

EMODnet Bathymetry DTM and EUSaMap (CC BY 4.0), read 18 Oct 2026. Depths are model cells of the sea floor, not a survey of the beach.

How the shore has moved

ISPRA compared the shoreline on photos of 2007 and 2018, stretch by stretch. Yellow held still, green advanced, red retreated, grey was not assessed.



1.9 km

to ISPRA's 2018 shoreline

Stable

the stretch in front of the plot

17 m

average retreat of the worst stretch, 2.0 km away

WHAT IT MEANS FOR YOUR PLOT

The shore in front of the plot was **stable between 2007 and 2018**. ISPRA records a sea defence on that stretch: a revetment along the foot of the shore.

The worst retreat, 17 m on average, lies to the south-east, 2.0 km away.

BEFORE YOU BUY

Check beach access or sea-defence upkeep only if coastal use matters to your purchase.

SOURCES AND LIMITS ISPRA IdroGEO coastline change (CC BY 4.0), read 18 Oct 2026. A record of the past, not a forecast. Mapbox Satellite.

Bathing water along the coast

Points sampled under the EU bathing water rules, with their 2024 class.
Dark blue Excellent, teal Good, orange Sufficient, red Poor.



2.0 km
to the nearest sampling point

Excellent
its class in 2024

11
seasons running rated Excellent

WHAT IT MEANS FOR YOUR PLOT

The nearest bathing point, 2.0 km to the south-east, was rated **Excellent in 2024**. It has been Excellent for 11 seasons running.

Every sampling point on this map was rated Good or Excellent.

BEFORE YOU BUY

After heavy rain the Comune can close a beach for a few days. Notices go up on the beach and on the Ministry of Health's bathing water portal.

SOURCES AND LIMITS EEA, bathing water quality, season 2024, from Ministry of Health monitoring (EEA reuse with credit), read 18 Oct 2026. Mapbox Outdoors.

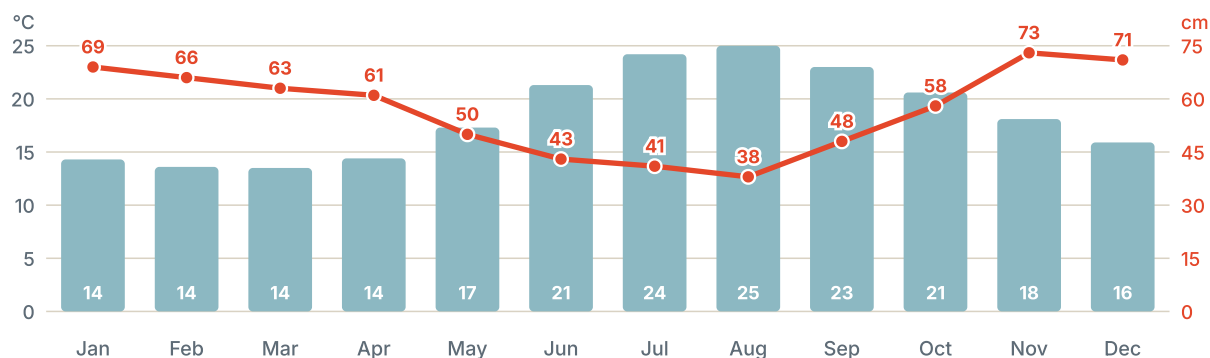
THE SEA

The sea through the year

● Above 22 °C from Jul to Sep

How warm the sea is month by month, how big the waves are, and how the sea has warmed since 1987.

Sea temperature and waves by month



Bars: mean sea-surface temperature, °C. Line: mean significant wave height, cm. Monthly means of the model cell off the plot.

25.0 °C

sea surface in Aug, the warmest month

13.5 °C

in Mar, the coldest month

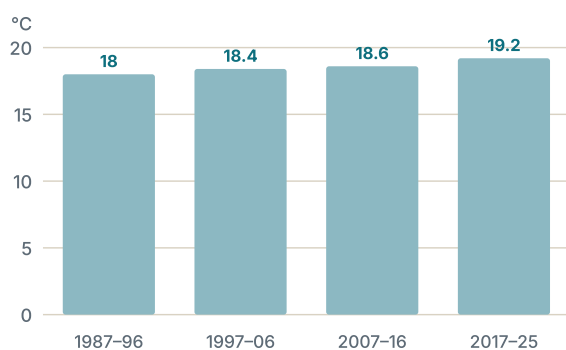
3 months

above 22 °C, Jul to Sep

+0.4 °C

a decade: the trend since 1987

Yearly mean by decade



Mean sea-surface temperature of the years in each decade, °C.

WHAT THE NUMBERS MEAN

Swimming. The sea passes 22 °C in 3 months of the year, Jul to Sep.

Waves. These are averages. Storms raise much bigger seas, mostly in winter.

Warming. The sea here has warmed by about +0.4 °C a decade.

Record. 28.5 °C in 2026 was the warmest month at this cell.

THE SEA AND THE BUILDING

Salt. Sea air can shorten the life of exposed metal and equipment. These marine readings do not establish their condition on this plot.

Storm season. Winter waves are the largest of the year. Look at the shore after a winter storm if you can.

Generated using E.U. Copernicus Marine Service Information: Mediterranean Sea physics and wave reanalysis, monthly to 2026-09, for the model cell 4.3 km off the plot. Read 18 Oct 2026. Model values, not readings at the beach.

CHAPTER 7 · ASSESSMENT

Access and services

● Check before you buy

ASSESSMENT OF PAGES 56–61

1 context

3 check first

Via Fontana is mapped 17 m from the boundary. This chapter reads the way in, the power lines mapped around the plot, the roads and stations further off and the internet at the address. The 811 m walk follows ways mapped in OpenStreetMap from the road entrance to Scuola Materna. Add the way from the plot through intervening land to the road entrance.

17 m

to Via Fontana, the nearest named road

17 m

from the boundary to Via Fontana

Minor road

Via Fontana, as mapped in OpenStreetMap

811 m

on foot to the school Scuola Materna, from the road entrance; add the way through intervening land

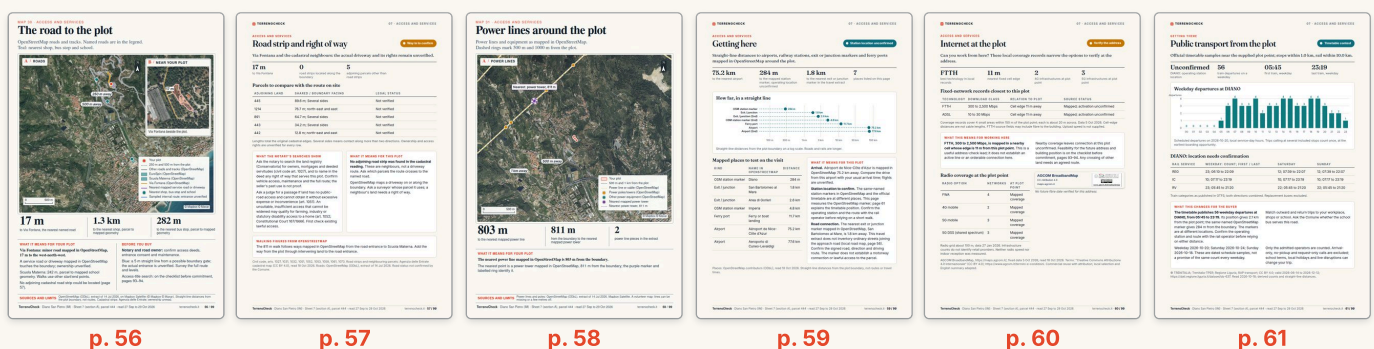
What the data says

READING	FINDING	PAGE
● CHECK FIRST	Who owns the way in is not on any public map: the notary checks it	p. 57
● CHECK FIRST	Station markers disagree between sources; confirm the operating station and journey	p. 59, 61
● CHECK FIRST	FTTH speed class 300 to 2,500 Mbps; nearest matching cell edge 11 m from the plot point	p. 60
● CONTEXT	Power line mapped 803 m from the boundary	p. 58

What we would do next

- 1 Notary: Land-registry search for access rights across every intervening parcel. Pages 56, 57.
- 2 Internet operator: Written connection feasibility for future address and building position. Page 60.

The 6 data pages of this chapter



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

The road to the plot

OpenStreetMap roads and tracks. Named roads are in the legend.
Teal: nearest shop, bus stop and school.



17 m

to Via Fontana, the nearest named road

1.3 km

to the nearest shop, parcel to mapped geometry

282 m

to the nearest bus stop, parcel to mapped geometry

WHAT IT MEANS FOR YOUR PLOT

Via Fontana: minor road mapped in OpenStreetMap, 17 m to the west-north-west.

A service road or driveway mapped in OpenStreetMap touches the boundary; ownership unverified.

Scuola Materna: 242 m, parcel to mapped school geometry. Walks use other start/end points.

No adjoining cadastral road strip could be located (page 57).

BEFORE YOU BUY

Notary and road owner: confirm access deeds, entrance consent and maintenance.

Blue: a 5 m straight line from a possible boundary gate; the actual entrance is unverified. Survey the full route and levels.

Access-title search: on the checklist before commitment, pages 93–94.

SOURCES AND LIMITS OpenStreetMap (ODbL), extract of 14 Jul 2026, on Mapbox Satellite (© Mapbox © Maxar). Straight-line distances from the plot boundary, not routes. Cadastral strips: Agenzia delle Entrate; ownership unread.

ACCESS AND SERVICES

Road strip and right of way

[Way in to confirm](#)

Via Fontana and the cadastral neighbours: the actual driveway and its rights remain unverified.

17 m

to Via Fontana

0

road strips located along the boundary

5

adjoining parcels other than road strips

Parcels to compare with the route on site

ADJOINING LAND	SHARED / BOUNDARY FACING	LEGAL STATUS
445	89.6 m; Several sides	Not verified
1214	76.7 m; north-east and east	Not verified
891	64.7 m; Several sides	Not verified
443	34.2 m; Several sides	Not verified
442	12.8 m; north-east and east	Not verified

Lengths total the original cadastral edges. Several sides means contact along more than two directions. Ownership and access rights are unverified for every row.

WHAT THE NOTARY'S SEARCHES SHOW

Ask the notary to search the land registry (Conservatoria) for owners, mortgages and deeded servitudes (civil code art. 1027), and to name in the deed any right of way that serves this plot. Confirm vehicle access, maintenance and the full route; the seller's past use is not proof.

Ask a judge for a passage if land has no public-road access and cannot obtain it without excessive expense or inconvenience (art. 1051). An unsuitable, insufficient access that cannot be widened may qualify for farming, industry or statutory disability access to a home (art. 1052; Constitutional Court 167/1999). First check existing lawful access.

WHAT IT MEANS FOR THIS PLOT

No adjoining road strip was found in the cadastral reading. These are neighbours, not a driveway route. Ask which parcels the route crosses to the named road.

OpenStreetMap maps a driveway on or along the boundary. Ask a surveyor whose parcel it uses; a neighbour's land needs a right of way.

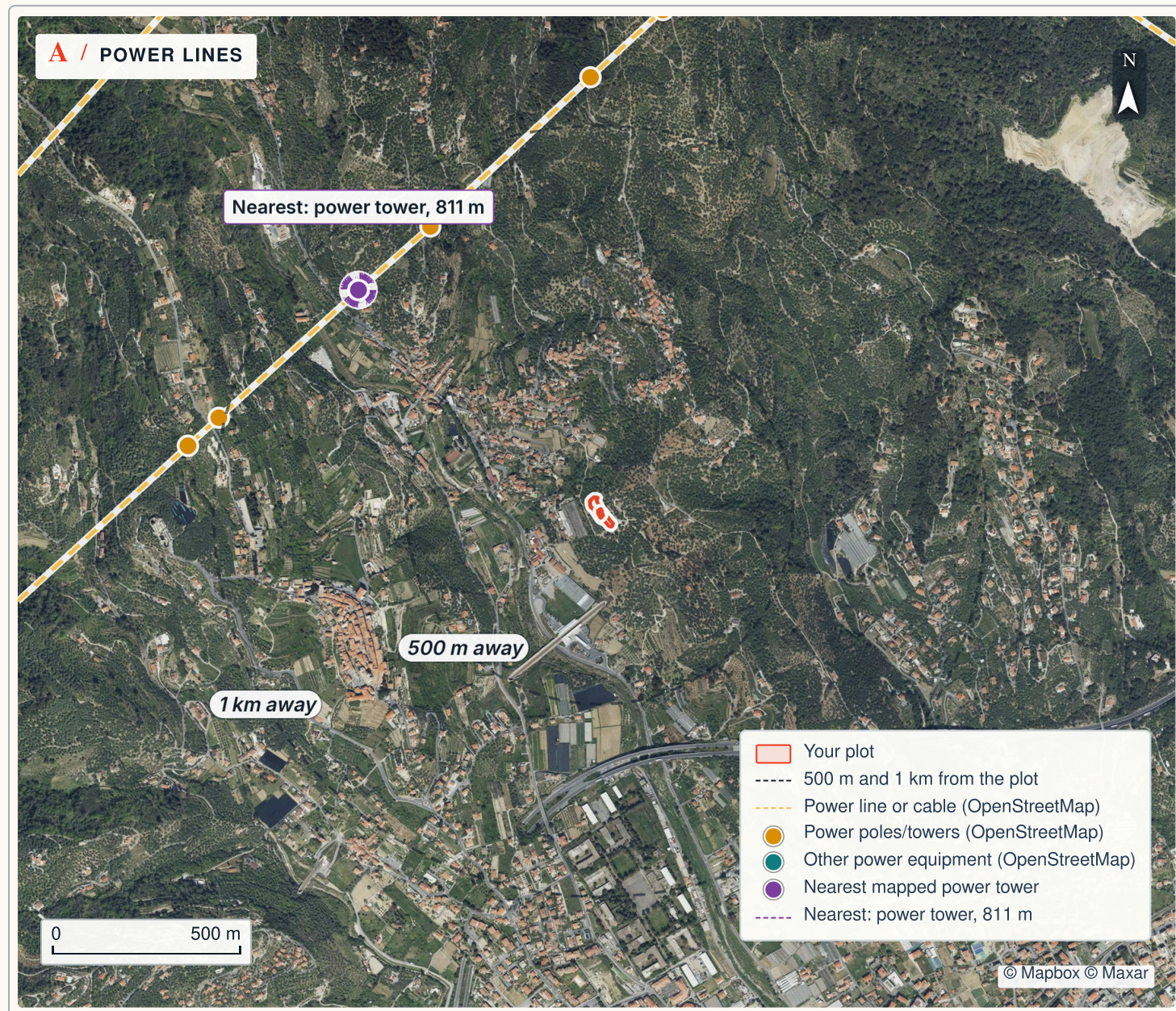
WALKING FIGURES FROM OPENSTREETMAP

The 811 m walk follows ways mapped in OpenStreetMap from the road entrance to Scuola Materna. Add the way from the plot through intervening land to the road entrance.

Civil code, arts. 1027, 1031, 1032, 1051, 1052, 1053, 1058, 1061, 1073. Road strips and neighbouring parcels: Agenzia delle Entrate cadastral map (CC BY 4.0), read 18 Oct 2026. Roads: OpenStreetMap (ODbL), extract of 14 Jul 2026. Road status not confirmed by the Comune.

Power lines around the plot

Power lines and equipment as mapped in OpenStreetMap.
Dashed rings mark 500 m and 1000 m from the plot.



803 m

to the nearest mapped power line

811 m

from the boundary to the nearest mapped power tower

2

power line pieces in the extract

WHAT IT MEANS FOR YOUR PLOT

The nearest power line mapped in OpenStreetMap is 803 m from the boundary.

The nearest point is a power tower mapped in OpenStreetMap, 811 m from the boundary; the purple marker and labelled ring identify it.

SOURCES AND LIMITS

Power lines and poles: OpenStreetMap (ODbL), extract of 14 Jul 2026. Mapbox Satellite. A volunteer map: lines can be missing or a few metres off.

ACCESS AND SERVICES

Getting here

● Station location unconfirmed

Straight-line distances to airports, railway stations, exit or junction markers and ferry ports mapped in OpenStreetMap around the plot.

75.2 km

to the nearest airport

284 m

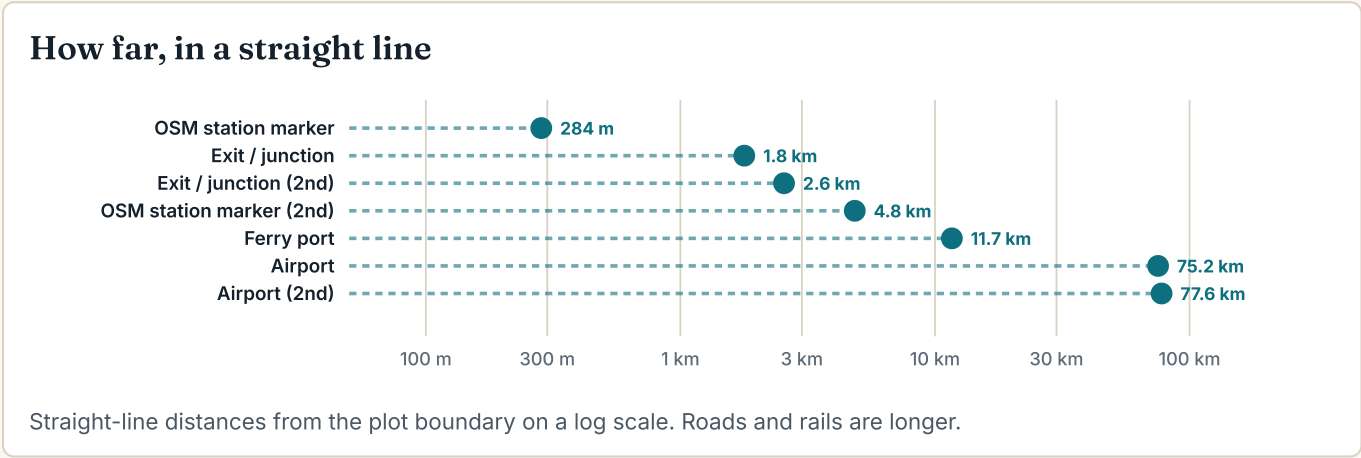
to the mapped station marker; operating location unconfirmed

1.8 km

to the nearest exit or junction marker in the travel extract

7

places listed on this page



Mapped places to test on the visit

KIND	NAME IN OPENSTREETMAP	DISTANCE
OSM station marker	Diano	284 m
Exit / junction	San Bartolomeo al Mare	1.8 km
Exit / junction	Area di Gorleri	2.6 km
OSM station marker	Imperia	4.8 km
Ferry port	Ferry or boat landing	11.7 km
Airport	Aéroport de Nice-Côte d'Azur	75.2 km
Airport	Aeroporto di Cuneo-Levaldigi	77.6 km

WHAT IT MEANS FOR THIS PLOT

Arrival. Aéroport de Nice-Côte d'Azur is mapped in OpenStreetMap 75.2 km away. Compare the drive from this airport with your usual arrival time; flights are unverified.

Station location to confirm. The same-named station markers in OpenStreetMap and the official timetable are at different places. This page measures the OpenStreetMap marker; page 61 explains the timetable position. Confirm the operating station and the route with the rail operator before relying on a short walk.

Road connection. The nearest exit or junction marker mapped in OpenStreetMap, San Bartolomeo al Mare, is 1.8 km away. This travel extract does not inventory ordinary streets joining the approach road (local road map, page 56). Confirm the signed road, direction and driving route. The marker does not establish a motorway connection or lawful access to the parcel.

Places: OpenStreetMap contributors (ODbL), read 18 Oct 2026. Straight-line distances from the plot boundary, not routes or travel times.

ACCESS AND SERVICES

Internet at the plot

[Verify the address](#)

Can you work from here? These local coverage records narrow the options to verify at the address.

FTTH

best technology in local records

11 m

nearest fixed cell edge

2

4G infrastructures at plot point

3

5G infrastructures at plot point

Fixed-network records closest to this plot

TECHNOLOGY	DOWNLOAD CLASS	RELATION TO PLOT	SOURCE STATUS
FTTH	300 to 2,500 Mbps	Cell edge 11 m away	Mapped; activation unconfirmed
ADSL	10 to 30 Mbps	Cell edge 11 m away	Mapped; activation unconfirmed

Coverage records cover 4 small areas within 150 m of the plot point; each is about 20 m across. Data 5 Oct 2026. Cell-edge distances are not cable lengths. FTTH source fields may include fibre to the building. Upload speed is not supplied.

WHAT THIS MEANS FOR WORKING HERE

FTTH, 300 to 2,500 Mbps, is mapped in a nearby cell whose edge is 11 m from this plot point. This is a useful address-check lead; it does not establish an active line or an orderable connection here.

Nearby coverage leaves connection at this plot unconfirmed. Feasibility for the future address and building position is on the checklist before commitment, pages 93–94. Any crossing of other land needs an agreed route.

Radio coverage at the plot point

RADIO OPTION	NETWORKS	AT PLOT POINT
FWA	4	Mapped coverage
4G mobile	2	Mapped coverage
5G mobile	3	Mapped coverage
5G DSS (shared spectrum)	3	Mapped coverage

Radio grid about 100 m; data 27 Jan 2026. Infrastructure counts do not identify retail providers. Neither radio speed nor indoor reception was measured.

AGCOM BroadbandMap

CC Attribution 4.0
maps.agcom.it



No future fibre date verified for this address.

AGCOM BroadbandMap, <https://maps.agcom.it/>; fixed data 5 Oct 2026; read 18 Oct 2026. Terms: "Creative Commons Attribuzione 4.0 Internazionale" (CC BY 4.0); <https://www.agcom.it/termini-e-condizioni>. Commercial reuse with attribution; local selection and English summary adapted.

GETTING THERE

Public transport from the plot

● Timetable context

Official timetable samples near the supplied plot point; stops within 1.0 km, rail within 10.0 km.

Unconfirmed

DIANO: operating station location

56

train departures on a weekday

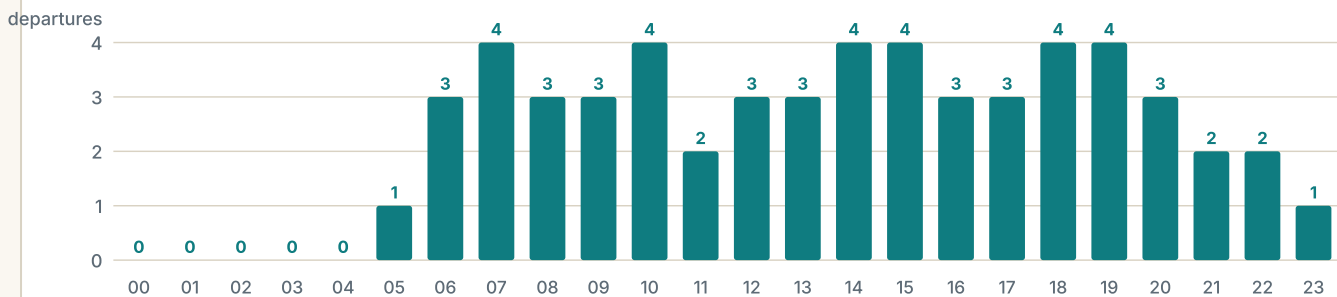
05:45

first train, weekday

23:19

last train, weekday

Weekday departures at DIANO



Scheduled departures on 2026-10-20, local service-day hours. Trips calling at several included stops count once, at the earliest boarding opportunity.

DIANO: location needs confirmation

RAIL SERVICE	WEEKDAY: COUNT; FIRST / LAST	SATURDAY	SUNDAY
REG	23; 06:10 to 22:09	12; 07:39 to 22:07	12; 07:39 to 22:07
IC	10; 07:17 to 23:19	10; 07:17 to 23:19	10; 07:17 to 23:19
RV	23; 05:45 to 21:20	22; 05:45 to 21:20	22; 05:45 to 21:20

Train categories as published in GTFS; both directions combined. Replacement buses excluded.

WHAT THIS CHANGES FOR THE BUYER

The timetable publishes 56 weekday departures at DIANO, from 05:45 to 23:19. Its position gives 2.1 km from the plot point; the same-named OpenStreetMap marker gives 284 m from the boundary. The markers are at different locations. Confirm the operating station and route with the rail operator before relying on either distance.

Weekday 2026-10-20; Saturday 2026-10-24; Sunday 2026-10-18. These are dated schedule samples, not a promise of the same count every weekday.

Match outward and return trips to your workplace, shops or school. Ask the Comune whether the school bus serves this road.

Only the admitted operators are counted. Arrival-only, no-pickup and request-only calls are excluded; school terms, local holidays and live disruptions can change your trip.

CHAPTER 8 · ASSESSMENT

The neighbourhood

Check before you buy

ASSESSMENT OF PAGES 63–73

4 context

1 check first

Services, neighbouring land, industry, contamination and noise. Confirm current operation and conditions at this address alongside the maps and registers.

1.3 km

to the nearest shop or supermarket, in a straight line

1,105

residents on 1 January 2026

Olive groves

CORINE class at the plot (2018)

45%

of the parcel in the satellite tree class

What the data says

READING	FINDING	PAGE
CHECK FIRST	Satellite tree cover on 45% of the parcel	p. 67
CONTEXT	Air within the EU limits in force; above the WHO guideline for PM2.5	p. 64
CONTEXT	Registered contaminated site 1.8 km away, procedure closed	p. 70
CONTEXT	Nearest shop or supermarket 1.3 km and pharmacy 508 m in a straight line	p. 63
CONTEXT	Land around the plot is mostly olive groves	p. 65

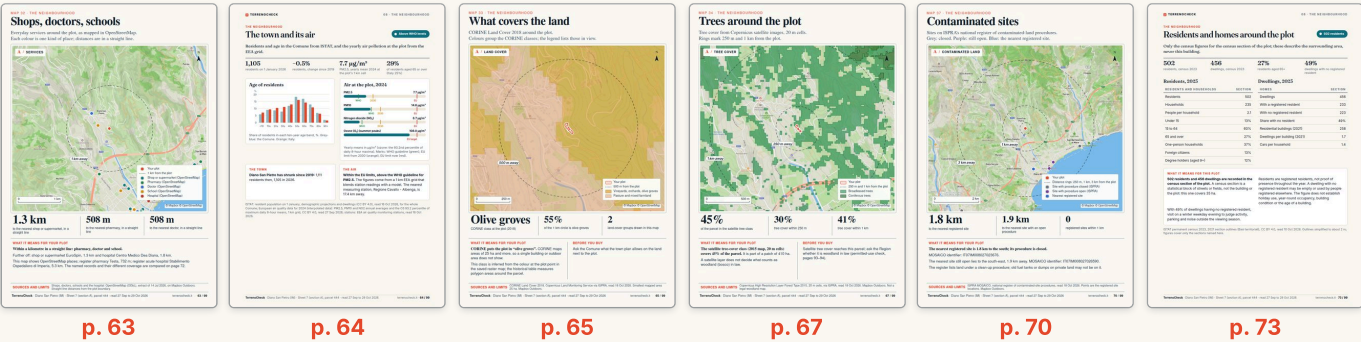
TO SETTLE BEFORE A DEPOSIT

- Satellite tree cover on 45% of the parcel.

What we would do next

- You: Visit surrounding streets on a winter weekday evening. Page 73.

Evidence to read with this assessment



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

Shops, doctors, schools

Everyday services around the plot, as mapped in OpenStreetMap.
Each colour is one kind of place; distances are in a straight line.



1.3 km

to the nearest shop or supermarket, in a straight line

508 m

to the nearest pharmacy, in a straight line

508 m

to the nearest doctor, in a straight line

WHAT IT MEANS FOR YOUR PLOT

Within a kilometre in a straight line: pharmacy, doctor and school.

Further off: shop or supermarket EuroSpin, 1.3 km and hospital Centro Medico Dea Diana, 1.8 km.

This map shows OpenStreetMap places; register pharmacy Testa, 732 m; register acute hospital Stabilimento Ospedaliero di Imperia, 5.3 km. The named records and their different coverage are compared on page 72.

SOURCES AND LIMITS

Shops, doctors, schools and the hospital: OpenStreetMap (ODbL), extract of 14 Jul 2026, on Mapbox Outdoors. Straight-line distances from the plot boundary.

THE NEIGHBOURHOOD

The town and its air

● Above WHO levels

Residents and age in the Comune from ISTAT, and the yearly air pollution at the plot from the EEA grid.

1,105

residents on 1 January 2026

−0.5%

residents, change since 2019

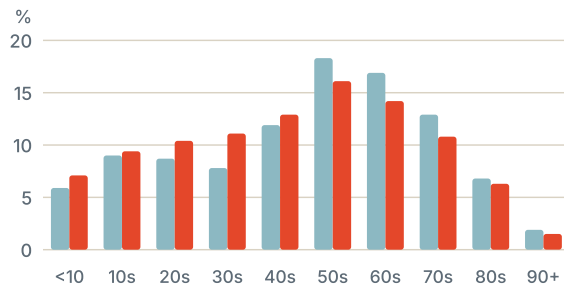
7.7 µg/m³

PM2.5, yearly mean 2024 at the plot's 1 km cell

29%

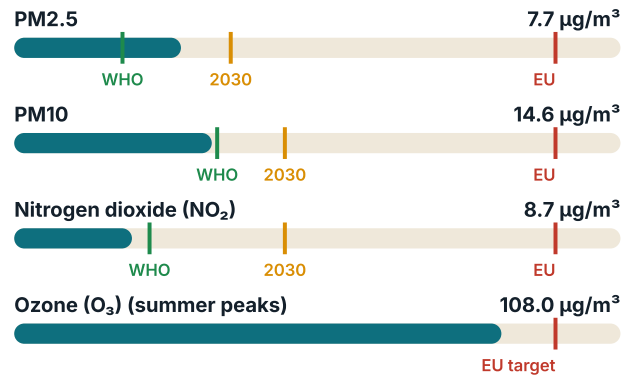
of residents aged 65 or over (Italy 25%)

Age of residents



Share of residents in each ten-year age band, %. Grey-blue: the Comune. Orange: Italy.

Air at the plot, 2024



Yearly means in µg/m³ (ozone: the 93.2nd percentile of daily 8-hour maxima). Marks: WHO guideline (green), EU limit from 2030 (orange), EU limit now (red).

THE TOWN

Diano San Pietro has shrunk since 2019: 1,111 residents then, 1,105 in 2026.

THE AIR

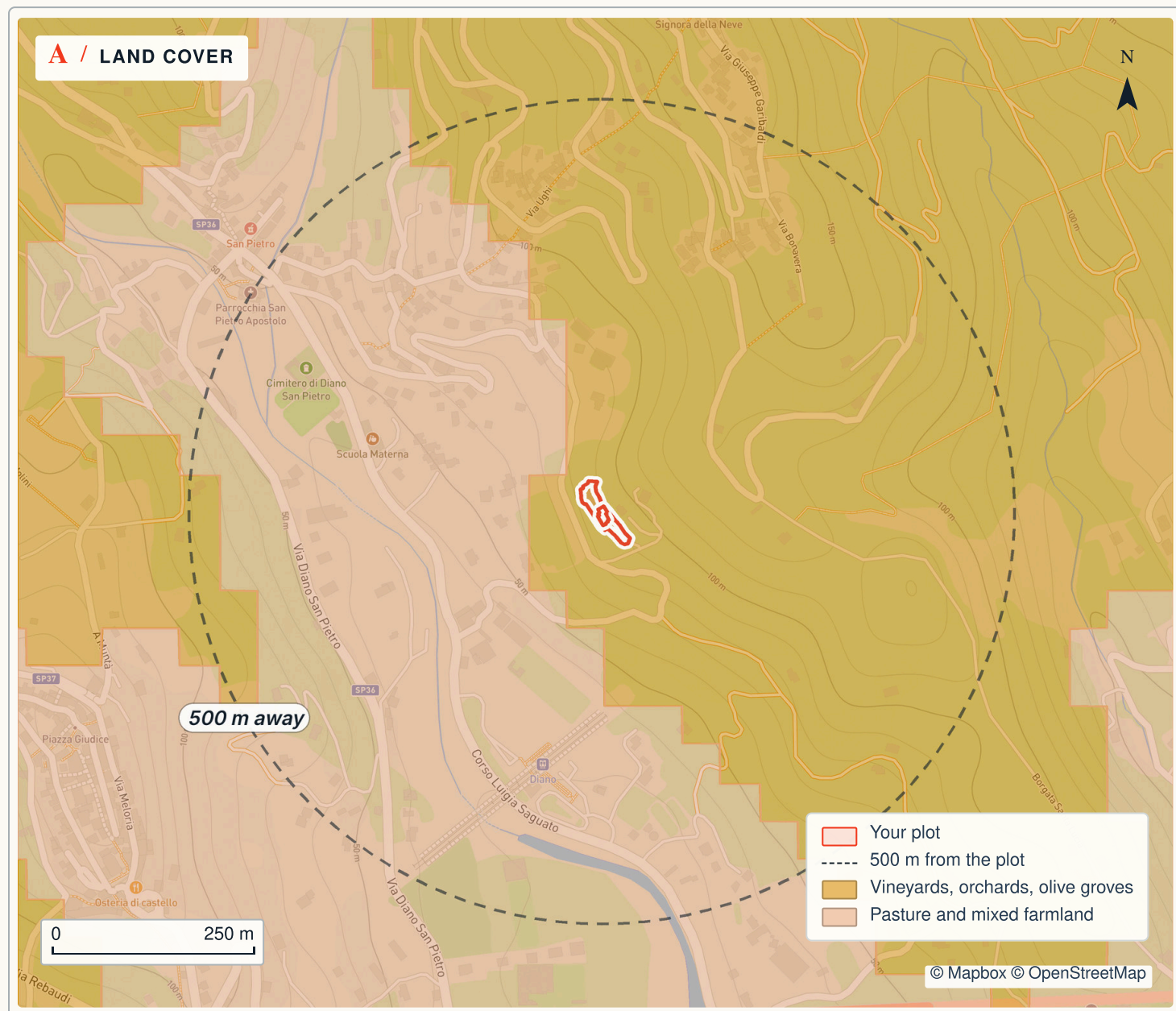
Within the EU limits, above the WHO guideline for PM2.5. The figures come from a 1 km EEA grid that blends station readings with a model. The nearest measuring station, Regione Cavallo - Albenga, is 17.4 km away.

ISTAT: resident population on 1 January, demographic projections and dwellings (CC BY 4.0), read 18 Oct 2026, for the whole Comune; European air quality data for 2024 (interpolated data): PM2.5, PM10 and NO₂ annual averages and the O₃ 93.2 percentile of maximum daily 8-hour means, 1 km grid, CC BY 4.0, read 27 Sep 2026; stations: EEA air quality monitoring stations, read 18 Oct 2026.

What covers the land

CORINE Land Cover 2018 around the plot.

Colours group the CORINE classes; the legend lists those in view.



Olive groves

CORINE class at the plot (2018)

55%

of the 1 km circle is olive groves

2

land-cover groups drawn in this map

WHAT IT MEANS FOR YOUR PLOT

CORINE puts the plot in “olive groves”. CORINE maps areas of 25 ha and more, so a single building or outdoor area does not show.

This class is inferred from the colour at the plot point in the saved raster map; the historical table measures polygon areas around the parcel.

BEFORE YOU BUY

Ask the Comune what the town plan allows on the land next to the plot.

SOURCES AND LIMITS

CORINE Land Cover 2018, Copernicus Land Monitoring Service via ISPRA, read 18 Oct 2026. Smallest mapped area 25 ha. Mapbox Outdoors.

THE NEIGHBOURHOOD

How the land changed

Local land-cover change

CORINE maps no net change in built-up land within 500 m of the boundary between 1990 and 2018.

Local land-cover change

LAND COVER	1990	2018	CHANGE
Olive groves	36.7 ha	47.4 ha	+10.8 ha
Mixed small fields (complex cultivation)	41.4 ha	41.4 ha	No rounded change
Mixed forest	10.8 ha	0.0 ha	-10.8 ha

Evidence to compare with the historical classes

CURRENT SETTING	RESULT	WHAT IT CHANGES
Built-over land within 250 m	27%	Buildings, roads and yards today; the old CORINE classes do not measure open ground between buildings.

WHAT IT MEANS FOR THIS PLOT

The raster map on page 65 reads Olive groves at the plot point; this table measures polygon areas around the parcel.

Land leaving the natural class: nearest changed area 158 m to the north-north-east. Visit this side at working hours to check activity and the view. If the setting is a reason to buy, obtain the adjoining parcels' plan zones and permitted uses before making the offer.

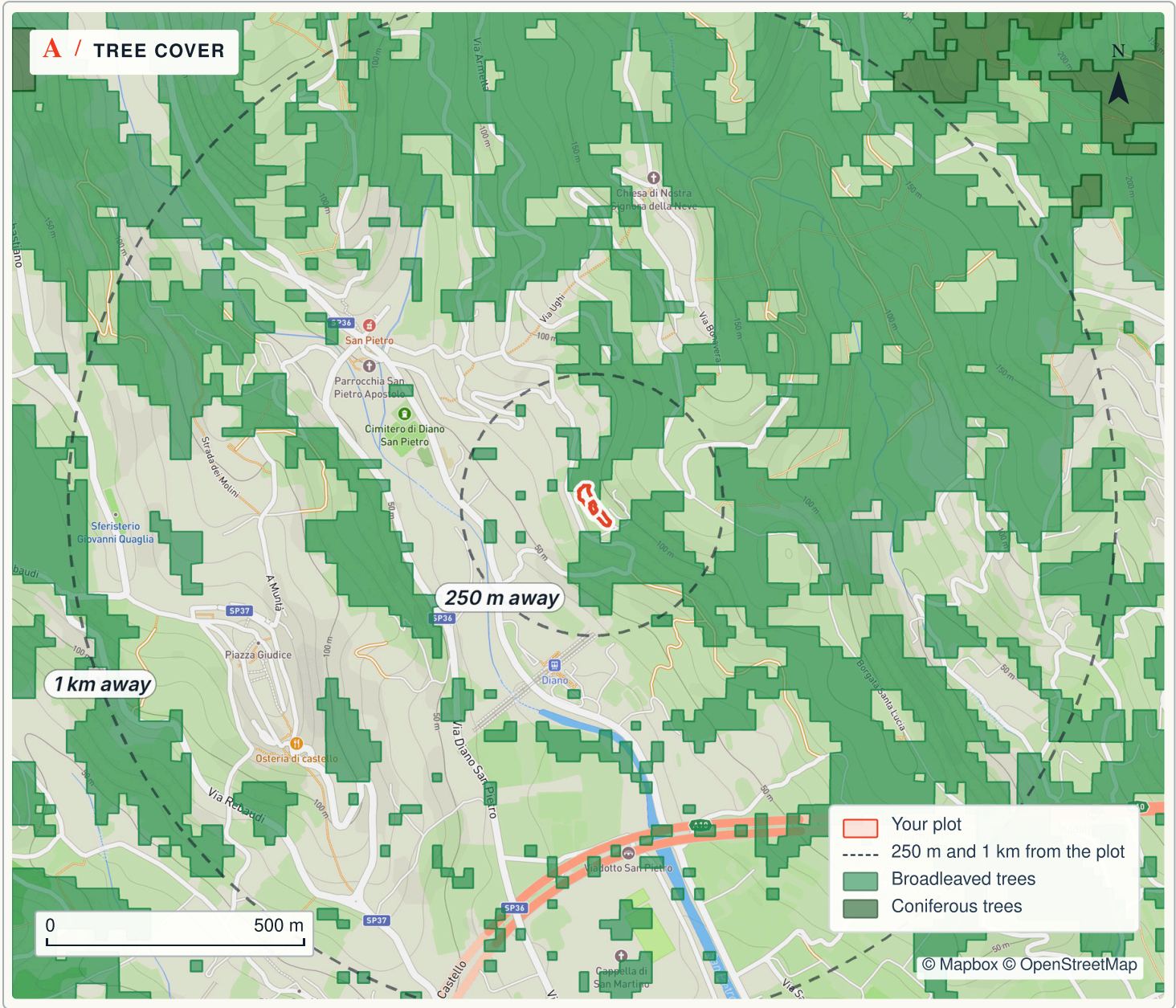
Within the local area: 10.8 ha no longer classed as natural land. These areas may overlap.

The broad built-up class has no net change in the rounded areas. Individual buildings and outdoor areas are below CORINE's resolution; compare the historical classes with the current setting on this page.

Copernicus CORINE Land Cover 1990 and 2018 via ISPRA, read 18 Oct 2026; areas clipped within 500 m of the parcel boundary. Minimum mapped area 25 ha. SNPA / ISPRA, 10 m cells, read 18 Oct 2026.

Trees around the plot

Tree cover from Copernicus satellite images, 20 m cells.
Rings mark 250 m and 1 km from the plot.



45%

of the parcel in the satellite tree class

30%

tree cover within 250 m

41%

tree cover within 1 km

WHAT IT MEANS FOR YOUR PLOT

The satellite tree-cover class (2015 map, 20 m cells) covers 45% of the parcel. It is part of a patch of 410 ha.

A satellite layer does not decide what counts as woodland (bosco) in law.

BEFORE YOU BUY

Satellite tree cover reaches this parcel; ask the Region whether it is woodland in law (permitted-use check, pages 93–94).

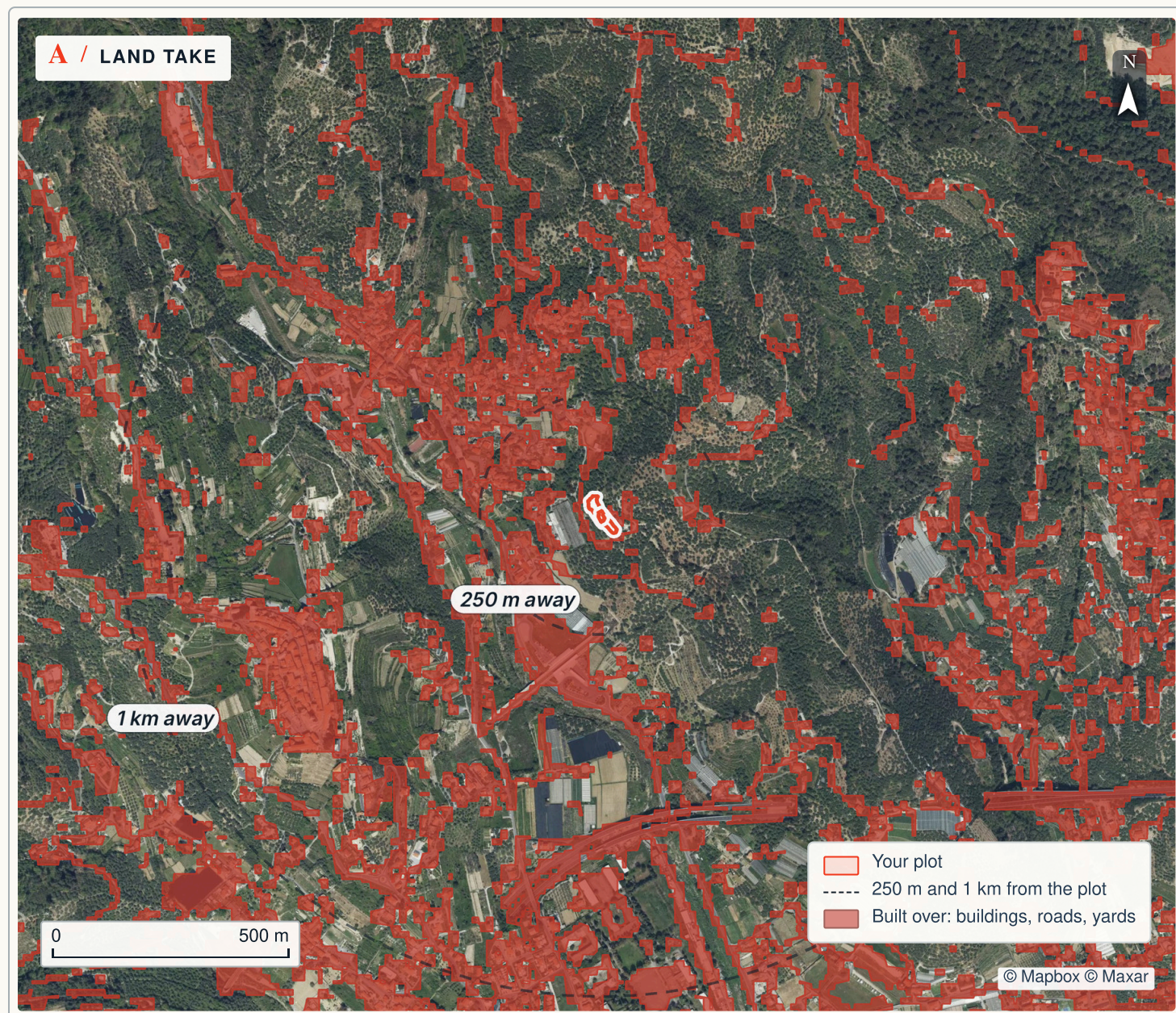
SOURCES AND LIMITS

Copernicus High Resolution Layer Forest Type 2015, 20 m cells, via ISPRA, read 18 Oct 2026. Mapbox Outdoors. Not a legal woodland map.

Built-over ground

Land take from the national SNPA map, 10 m cells.

Red is ground covered by buildings, roads or yards.



27%

built over within 250 m

26%

built over within 500 m

21%

built over within 1 km

WHAT IT MEANS FOR YOUR PLOT

27% of the ground within 250 m is built over. Open ground still surrounds the plot on part of its sides.

Built over means sealed or covered: buildings, roads, yards and greenhouses, in 10 m cells.

The mapped built-over ground reaches or overlaps the parcel.

SOURCES AND LIMITS SNPA / ISPRA national land consumption map, 10 m cells (CC BY 3.0 IT), read 18 Oct 2026. Mapbox Satellite.

Large industry

Plants on the EEA industrial emissions register.
Dark dots: industrial sites. Red: large combustion plants.

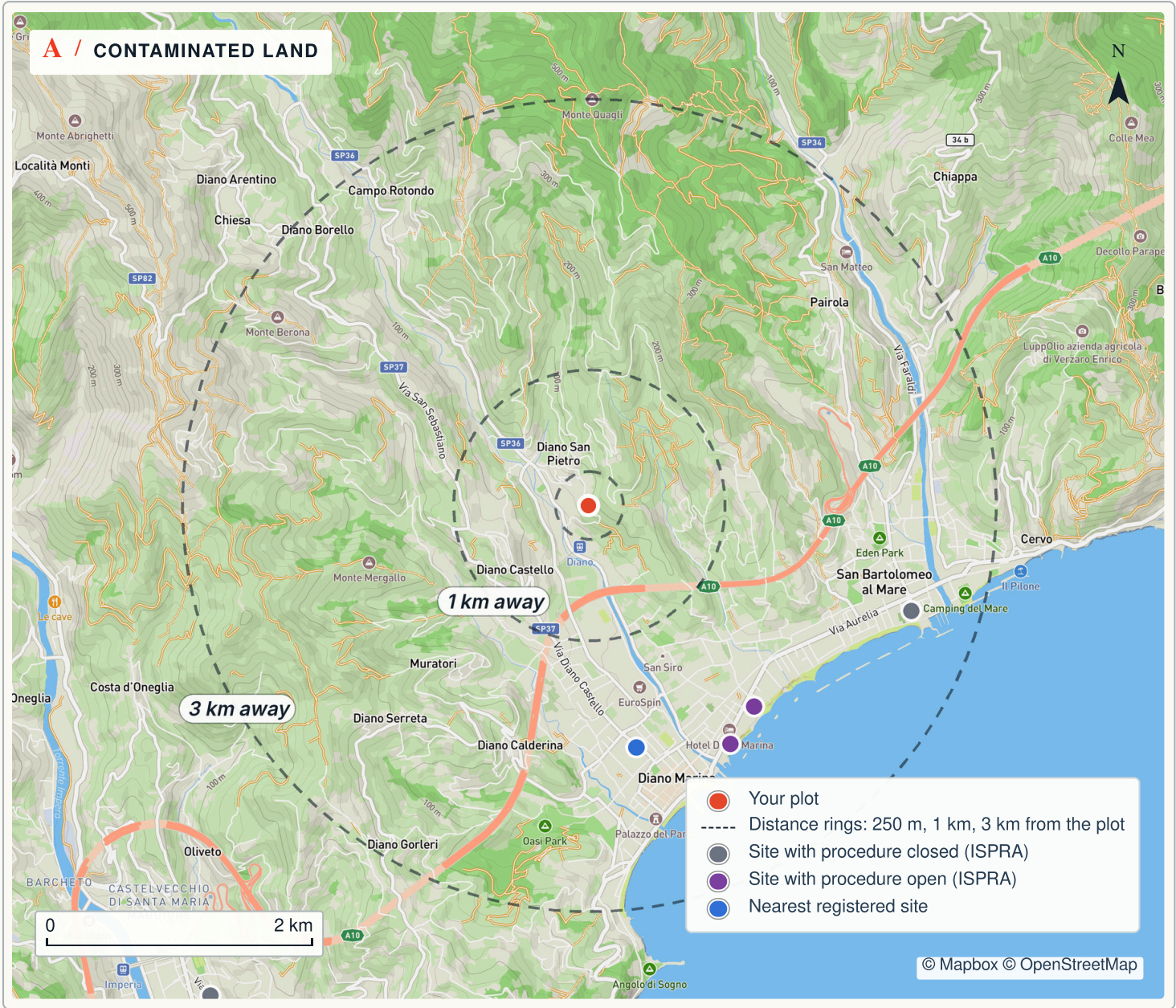


45.3 km to the nearest site on the EEA register	47.9 km to the nearest large combustion plant	0 registered sites within 10 km
---	---	---

WHAT IT MEANS FOR YOUR PLOT
No plant on the EEA emissions register within 5 km (nearest 45.3 km).
Neither source says what a plant emits today.

Contaminated sites

Sites on ISPRA's national register of contaminated-land procedures.
Grey: closed. Purple: still open. Blue: the nearest registered site.



1.8 km	1.9 km	0
to the nearest registered site	to the nearest site with an open procedure	registered sites within 1 km

WHAT IT MEANS FOR YOUR PLOT

The nearest registered site is 1.8 km to the south; its procedure is closed.

MOSAICO identifier: IT07IM008027023676.

The nearest site still open lies to the south-east, 1.9 km away. MOSAICO identifier: IT07IM008027026590.

The register lists land under a clean-up procedure; old fuel tanks or dumps on private land may not be on it.

SOURCES AND LIMITS ISPRA MOSAICO, national register of contaminated-site procedures, read 18 Oct 2026. Points are the registered site locations. Mapbox Outdoors.

A / NOISE

250 m away

500 m away

0 250 m

Legend:

- Your plot
- 250 m and 500 m from the plot
- Road noise 55–59 dB
- Road noise 60–64 dB
- Road noise 65–69 dB
- Nearest EEA road-noise band edge
- Ferrovia Genova - Ventimiglia (OpenStreetMap)

Mapbox © OpenStreetMap

521 m

1.7 km

140 m

Version 6

THE NEIGHBOURHOOD

Health care and schools

Hospital 5.3 km

The nearest entries we could place from the national registers. An OpenStreetMap match locates an entry; it does not verify services or the route.

5.3 km

closest placed acute hospital,
straight line

732 m

closest placed register
pharmacy, straight line

1.9 km

closest placed primary
school, straight line

Closest pharmacies we could place

PHARMACY (REGISTER NAME)	COMUNE	DISTANCE	PLACED BY
Testa	Diano Castello	732 m	register point

Ministry register points, or vetted OpenStreetMap name/street matches where coordinates are unreliable. Confirm the operating entrance locally.

Closest acute hospitals we could place

HOSPITAL (REGISTER NAME)	COMUNE	ACUTE BEDS	ICU/HDU BEDS	DISTANCE
Stabilimento Ospedaliero di Imperia and Istituto Giannina Gaslini - Sede Imperia	Imperia	236	14	5.3 km

Beds in 2023. Matched OpenStreetMap locations; entries without a reliable location are excluded. ICU/HDU means intensive and semi-intensive care. This does not identify emergency departments; ask ASL.

Closest schools we could place, by level

LEVEL	SCHOOL (REGISTER NAME)	COMUNE	KIND	DISTANCE
Pre-school, age 3 to 6	Ss. Annunziata	Diano Marina	paritaria	2.2 km
Primary, age 6 to 11	Diano Marina (in OpenStreetMap: Scuola Primaria A. Manzoni)	Diano Marina	state	1.9 km
Lower secondary, 11 to 14	Diano Marina U.Novaro	Diano Marina	state	1.9 km
Upper secondary, 14 to 19	Liceo C.Amoretti	Imperia	state	4.6 km

State and recognised private schools with reliable OpenStreetMap name/street matches, by level. Unmatched entries are excluded. Ask the Comune about catchment streets and school buses.

Why the services map can differ

OpenStreetMap: San Pietro, 508 m; register: Testa, 732 m. OpenStreetMap: Centro Medico Dea Diana, 1.8 km; register: Stabilimento Ospedaliero di Imperia and Istituto Giannina Gaslini - Sede Imperia, 5.3 km. The services map shows Scuola Materna, 242 m; the school table separates registered schools by level. All distances are straight lines. Records and coordinates differ: an OpenStreetMap health-service site need not have acute beds; school levels differ. Confirm the operating entrance, emergency department and actual journeys locally.

Ministero della Salute: pharmacy register and hospital beds, read 18 Oct 2026; Ministero dell'Istruzione e del Merito: school register, read 18 Oct 2026 (IODL 2.0). Places: register coordinates or OpenStreetMap name/street matches (ODbL). Entries without a reliable location are excluded; beds of one site summed. Distances by TerrenoCheck.

THE NEIGHBOURHOOD

Residents and homes around the plot

502 residents

Only the census figures for the census section of the plot; these describe the surrounding area, never this building.

502	456	27%	49%
residents, census 2023	dwellings, census 2023	residents aged 65+	dwellings with no registered resident

Residents, 2023

RESIDENTS AND HOUSEHOLDS	SECTION
Residents	502
Households	235
People per household	2.1
Under 15	13%
15 to 64	60%
65 and over	27%
One-person households	37%
Foreign citizens	13%
Degree holders (aged 9+)	12%

Dwellings, 2023

HOMES	SECTION
Dwellings	456
With a registered resident	233
With no registered resident	223
Share with no resident	49%
Residential buildings (2021)	258
Dwellings per building (2021)	1.7
Cars per household	1.4

WHAT IT MEANS FOR THIS PLOT

502 residents and 456 dwellings are recorded in the census section of the plot. A census section is a statistical block of streets or fields, not the building or the plot: this one covers 35 ha.

With 49% of dwellings having no registered resident, visit on a winter weekday evening to judge activity, parking and noise outside the viewing season.

Residents are registered residents, not proof of presence throughout the year. A dwelling with no registered resident may be empty or used by people registered elsewhere. The figure does not establish holiday use, year-round occupancy, building condition or the age of a building.

ISTAT permanent census 2023, 2021 section outlines (Basi territoriali), CC BY 4.0, read 10 Oct 2026. Outlines simplified to about 2 m; figures cover only the sections named here.

CHAPTER 9 · ASSESSMENT

Climate

● Check before you buy

■ ASSESSMENT OF PAGES 75–82

3 context

1 check first

Weather grids for the region; sun and satellite readings at this plot.

16.4 °C

mean temperature, 2015–
2024

4

days of 30 °C or more a year,
2015–2024

723 mm

rain in an average year

+1.1 °C

warmer on average by 2031–
2050, models' median

What the data says

READING	FINDING	PAGE
● CHECK FIRST	The terrain model removes 104 min of sun on 21 December	p. 79
● CONTEXT	About 1,219 kWh a year from each kW of solar panels, 11% of it in winter	p. 80
● CONTEXT	A watered lawn has a modelled rain deficit of about 364 L per m ² a year	p. 77
● CONTEXT	Zone C, legal winter degree-days 1,382 GG; actual building demand unverified	p. 81

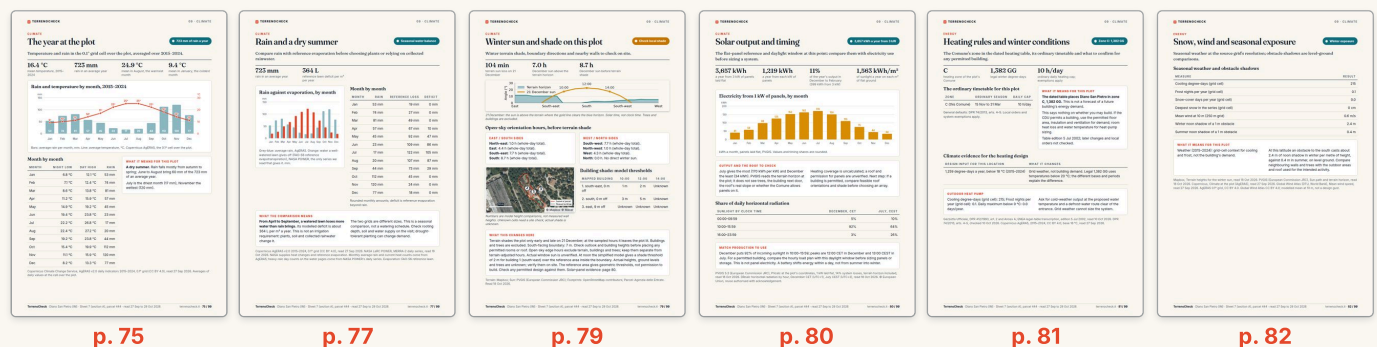
TO SETTLE BEFORE A DEPOSIT

- Grid and satellite readings do not establish indoor comfort, actual shade or the water supply included in the sale.

What we would do next

- 1 You, on the visit: Stand on the plot at midday in winter to see where the sun falls before you place a building. Page 79.
- 2 Energy designer: Heating demand: climate and energy records. Page 81.

Evidence to read with this assessment



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

CLIMATE

The year at the plot

723 mm of rain a year

Temperature and rain in the 0.1° grid cell over the plot, averaged over 2015–2024.

16.4 °C

mean temperature, 2015–2024

723 mm

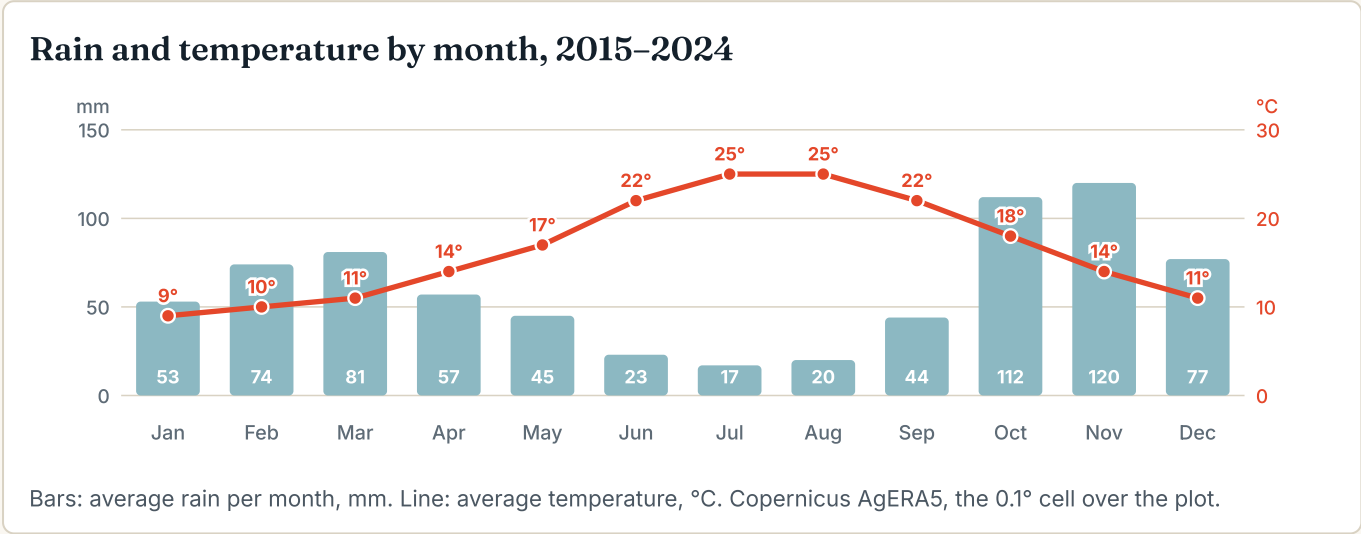
rain in an average year

24.9 °C

mean in August, the warmest month

9.4 °C

mean in January, the coldest month



Month by month

MONTH	NIGHT LOW	DAY HIGH	RAIN
Jan	6.8 °C	12.1 °C	53 mm
Feb	7.1 °C	12.4 °C	74 mm
Mar	8.6 °C	13.8 °C	81 mm
Apr	11.2 °C	15.9 °C	57 mm
May	14.9 °C	19.2 °C	45 mm
Jun	19.4 °C	23.8 °C	23 mm
Jul	22.2 °C	26.8 °C	17 mm
Aug	22.4 °C	27.2 °C	20 mm
Sep	19.2 °C	23.8 °C	44 mm
Oct	15.4 °C	19.9 °C	112 mm
Nov	11.1 °C	15.9 °C	120 mm
Dec	8.2 °C	13.3 °C	77 mm

WHAT IT MEANS FOR THIS PLOT

A dry summer. Rain falls mostly from autumn to spring; June to August bring 60 mm of the 723 mm of an average year.

July is the driest month (17 mm), November the wettest (120 mm).

Copernicus Climate Change Service, AgERA5 v2.0 daily indicators 2015–2024, 0.1° grid (CC BY 4.0), read 27 Sep 2026. Averages of daily values at the cell over the plot.

CLIMATE

Hot days and warm nights

Regional heat context

Heat in the climate grid cell and its longer-term change. Building comfort needs a visit and energy records.

4

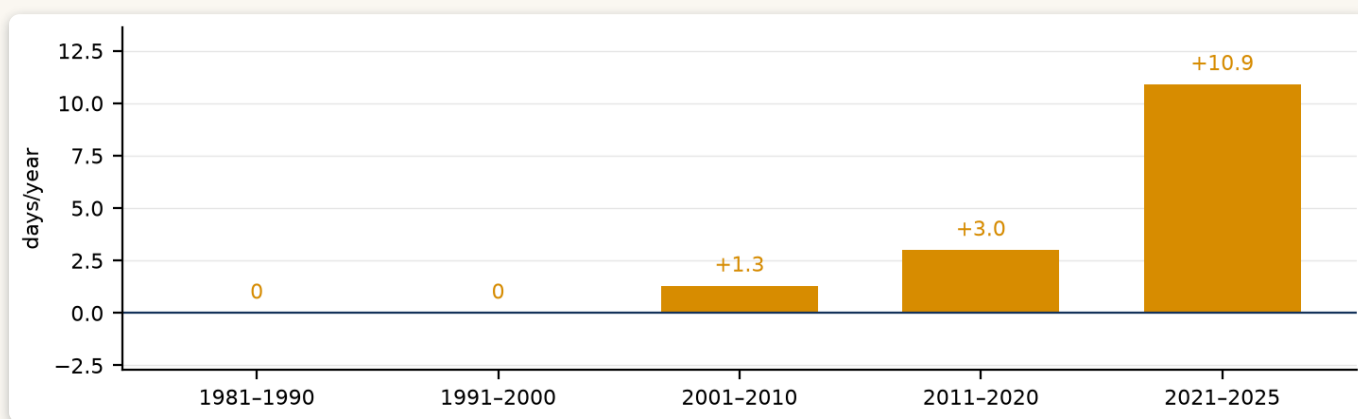
days of 30 °C or more a year,
2015–2024

83

nights above 20 °C a year,
2015–2024

+4

hot days a year since 1981–
2000 (NASA POWER, coarser
cell)



Change in hot days against 1981–2000. Below zero: fewer hot days; above zero: more. NASA POWER daily temperature, coarser grid (about 55 km). Current heat counts above come from AgERA5.

HOT DAYS AND WARM NIGHTS

4 days a year reach 30 °C and 83 nights stay above 20 °C in the grid cell over the plot (2015–2024). NASA POWER's series goes back to 1981 on a coarser cell, about 55.0 km across: it counts +4 hot days a year in 2006–2025 against 1981–2000.

COMFORT TO CHECK

If a building is permitted, compare external shading, insulation, ventilation and cooling in its design. Night-time warmth and indoor temperatures depend on the building and local shade.

SATELLITE COMPARISON

Summer surface-temperature and green-cover readings are unavailable; the climate figures here describe the model grid cell.

Copernicus AgERA5 v2.0 2015–2024, 0.1° grid (CC BY 4.0), read 27 Sep 2026. NASA LaRC POWER, MERRA-2 daily series, read 18 Oct 2026. NASA supplies heat changes and reference evaporation. Monthly average rain and current heat counts come from AgERA5; heavy-rain day counts on the water pages come from NASA POWER's daily series.

CLIMATE

Rain and a dry summer

● Seasonal water balance

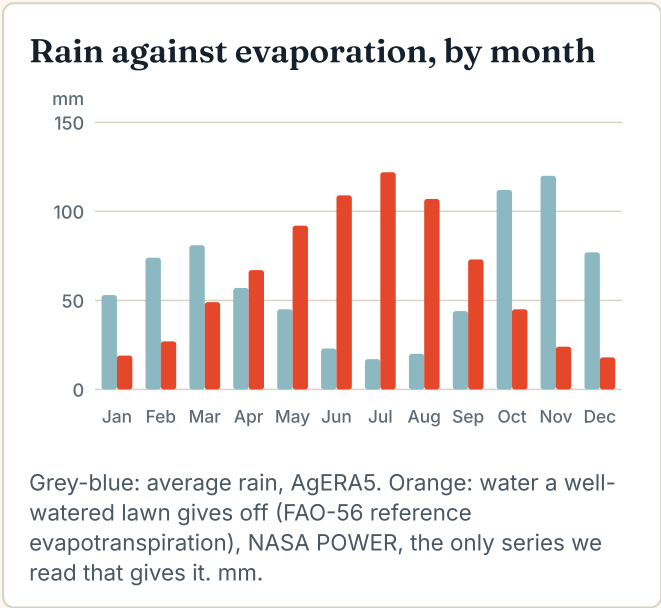
Compare rain with reference evaporation before choosing plants or relying on collected rainwater.

723 mm

rain in an average year

364 L

reference lawn deficit per m² per year



Month by month

MONTH	RAIN	REFERENCE LOSS	DEFICIT
Jan	53 mm	19 mm	0 mm
Feb	74 mm	27 mm	0 mm
Mar	81 mm	49 mm	0 mm
Apr	57 mm	67 mm	10 mm
May	45 mm	92 mm	47 mm
Jun	23 mm	109 mm	86 mm
Jul	17 mm	122 mm	105 mm
Aug	20 mm	107 mm	87 mm
Sep	44 mm	73 mm	29 mm
Oct	112 mm	45 mm	0 mm
Nov	120 mm	24 mm	0 mm
Dec	77 mm	18 mm	0 mm

Rounded monthly amounts; deficit is reference evaporation beyond rain.

WHAT THE COMPARISON MEANS

From April to September, a watered lawn loses more water than rain brings. Its modelled deficit is about 364 L per m² a year. This is not an irrigation requirement: plants, soil and collected rainwater change it.

The two grids are different sizes. This is a seasonal comparison, not a watering schedule. Check rooting depth, soil and water supply on the visit; drought-tolerant planting can change demand.

Copernicus AgERA5 v2.0 2015–2024, 0.1° grid (CC BY 4.0), read 27 Sep 2026. NASA LaRC POWER, MERRA-2 daily series, read 18 Oct 2026. NASA supplies heat changes and reference evaporation. Monthly average rain and current heat counts come from AgERA5; heavy-rain day counts on the water pages come from NASA POWER's daily series. Evaporation: FAO-56 reference lawn.

CLIMATE

The climate ahead

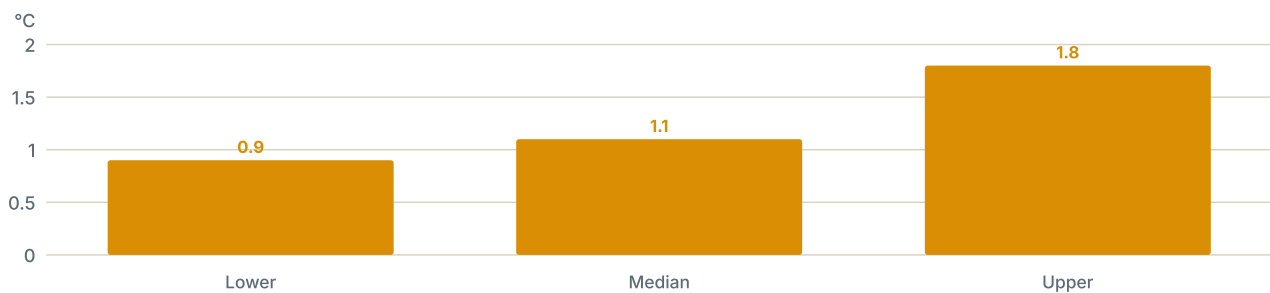
Regional outlook

Modelled changes, not a forecast for the parcel. The range matters as much as the median.

+1.1 °C

warmer on average by 2031–2050, models' median

Temperature change by 2031–2050



Change against the baseline: 10th percentile, median and 90th percentile. Positive values mean warmer. CMIP6, SSP2-4.5, 1° grid.

The climate ahead, 2031–2050 against 1995–2014

CHANGE BY 2031–2050	MEDIAN	RANGE OF THE MODELS
Mean temperature	+1.1 °C	+0.9 °C to +1.8 °C
Days of 35 °C or more a year	+0.5	0.0 to +2.3
Nights above 20 °C a year	+26.2	+17.1 to +42.0
Frost days a year	–2.8	–3.8 to –0.8
Rain	–6.0%	–14.0% to +7.0%

Medians of 23 CMIP6 models, range from the 10th to the 90th percentile, scenario SSP2-4.5 (a middle path for emissions). A 1° grid: read the change, not a level.

PLAN FOR THE BUILDING'S LIFETIME

By 2031–2050 the models give about 1.1 °C more warmth on a middle path for emissions; the table shows how far they differ. Every plot in this grid cell shares this outlook.

Compare the model range with the lifetime of any roof, drainage, shading and cooling works. The outlook is regional and cannot predict a future storm or this parcel's temperature.

Copernicus Interactive Climate Atlas v2.0, CMIP6, SSP2-4.5, 1° grid (CC BY 4.0), read 27 Sep 2026.

CLIMATE

Winter sun and shade on this plot

[Check local shade](#)

Winter terrain shade, boundary directions and nearby walls to check on site.

104 min

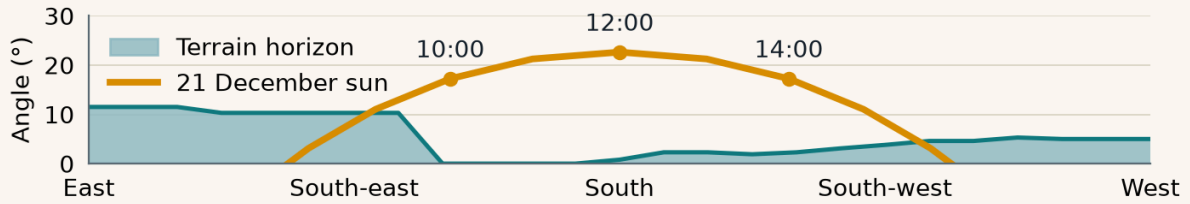
terrain sun loss on 21 December

7.0 h

December sun above the terrain horizon

8.7 h

December sun before terrain shade



21 December: the sun is above the terrain where the gold line clears the blue horizon. Solar time, not clock time. Trees and buildings are excluded.

Open-sky orientation hours, before terrain shade

EAST / SOUTH SIDES

North-east: 1.0 h (whole-day total).
East: 4.4 h (whole-day total).
South-east: 7.7 h (whole-day total).
South: 8.7 h (whole-day total).

WEST / NORTH SIDES

South-west: 7.7 h (whole-day total).
North-west: 1.0 h (whole-day total).
West: 4.3 h (whole-day total).
North: 0.0 h. No direct winter sun.



Numbers are model height comparisons, not measured wall heights. Unknown cells need a site check; actual shade is unknown.

Building shade: model thresholds

MAPPED BUILDING	10:00	12:00	14:00
1. south-east, 0 m off	1 m	2 m	Unknown
2. south, 0 m off	3 m	5 m	Unknown
3. east, 9 m off	Unknown	Unknown	Unknown

WHAT THIS CHANGES HERE

Terrain shades the plot only early and late on 21 December; at the sampled hours it leaves the plot lit. Buildings and trees are excluded. South-facing boundary: 7 m. Check outlook and building heights before placing any permitted rooms or roof. Open-sky edge hours exclude terrain, buildings and trees; keep them separate from terrain-adjusted hours. Actual window sun is unverified. At noon the simplified model gives a shade threshold of 2 m for building 1 (south-east) over the reference area inside the boundary. Actual heights, ground levels and trees are unknown; verify them on site. The reference area gives geometric thresholds, not permission to build. Check any permitted design against them. Solar-panel evidence: page 80.

Terrain: Mapbox; Sun: PVGIS (European Commission JRC); Footprints: OpenStreetMap contributors; Parcel: Agenzia delle Entrate. Read 18 Oct 2026.

CLIMATE

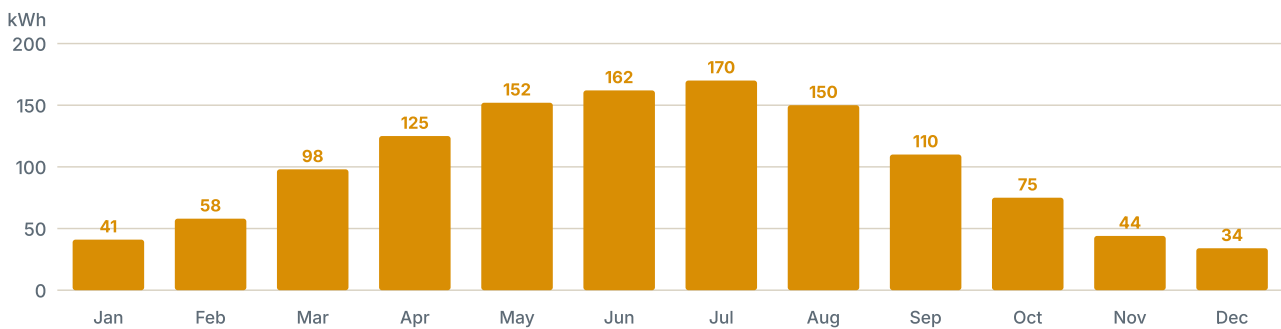
Solar output and timing

● 3,657 kWh a year from 3 kW

The flat-panel reference and daylight window at this point: compare them with electricity use before sizing a system.

3,657 kWha year from 3 kW of panels
laid flat**1,219 kWh**a year from each kW of
panels**11%**of the year's output in
December to February
(399 kWh from 3 kW)**1,563 kWh/m²**of sunlight a year on each m²
of flat ground

Electricity from 1 kW of panels, by month



kWh a month, panels laid flat, PVGIS. Values and timing shares are rounded.

OUTPUT AND THE ROOF TO CHECK

July gives the most (170 kWh per kW) and December the least (34 kWh). PVGIS reads the terrain horizon at the plot; it does not see trees, the building next door, the roof's real slope or whether the Comune allows panels on it.

Heating coverage is uncalculated; a roof and permission for panels are unverified. Next step: if a building is permitted, compare feasible roof orientations and shade before choosing an array.

Share of daily horizontal radiation

SUNLIGHT BY CLOCK TIME	DECEMBER, CET	JULY, CEST
00:00–09:59	5%	10%
10:00–15:59	92%	64%
16:00–23:59	3%	26%

MATCH PRODUCTION TO USE

December puts 92% of incoming sunlight in 10:00–15:59; peaks are 12:00 CET in December and 13:00 CEST in July. For a permitted building, compare the hourly load plan with this daylight window before sizing panels or storage. This is not panel electricity. A battery shifts energy within a day, not from summer into winter.

PVGIS 5.3 (European Commission JRC), PVcalc at the plot's coordinates, 1 kW laid flat, 14% system losses, terrain horizon included; read 18 Oct 2026. DRcalc horizontal radiation by hour, December CET (UTC+1), July CEST (UTC+2), read 18 Oct 2026. © European Union, reuse authorised with acknowledgement.

ENERGY

Heating rules and winter conditions

● Zone C: 1,382 GG

The Comune's zone in the dated heating table, its ordinary timetable and what to confirm for any permitted building.

C

heating zone of the plot's
Comune

1,382 GG

legal winter degree-days

10 h/day

ordinary daily heating cap;
exemptions apply

The ordinary timetable for this plot

ZONE	ORDINARY SEASON	DAILY CAP
C (this Comune)	15 Nov to 31 Mar	10 h/day

General defaults: DPR 74/2013, arts. 4–5. Local orders and system exemptions apply.

WHAT IT MEANS FOR THIS PLOT

The dated table places Diano San Pietro in zone C, 1,382 GG. This is not a forecast of a future building's energy demand.

This says nothing on whether you may build. If the CDU permits a building, use the permitted floor area, insulation and ventilation for demand; room heat loss and water temperature for heat-pump sizing.

Table edition 5 Jul 2002; later changes and local orders not checked.

Climate evidence for the heating design

DESIGN INPUT FOR THIS LOCATION	WHAT IT CHANGES
1,259 degree-days a year, below 18 °C (2015–2024)	Grid weather, not building demand. Legal 1,382 GG uses temperatures below 20 °C; the different bases and periods explain the difference.

OUTDOOR HEAT PUMP

Cooling degree-days (grid cell): 215; Frost nights per year (grid cell): 0.1. Daily maximum below 0 °C: 0.0 days/year.

Ask for cold-weather output at the proposed water temperature and a defrost-water route clear of the entrance. Grid weather cannot size the system.

Gazzetta Ufficiale, DPR 412/1993, art. 2 and Annex A; ENEA legal-table transcription, edition 5 Jul 2002, read 10 Oct 2026. DPR 74/2013, arts. 4–5, checked 10 Oct 2026. Copernicus AgERA5, 2015–2024, CC BY 4.0; base 18 °C, read 27 Sep 2026.

ENERGY

Snow, wind and seasonal exposure

● Winter exposure

Seasonal weather at the source grid's resolution; obstacle shadows are level-ground comparisons.

Seasonal weather and obstacle shadows

MEASURE	RESULT
Cooling degree-days (grid cell)	215
Frost nights per year (grid cell)	0.1
Snow-cover days per year (grid cell)	0.0
Deepest snow in the series (grid cell)	0 cm
Mean wind at 10 m (250 m grid)	0.6 m/s
Winter noon shadow of a 1 m obstacle	2.4 m
Summer noon shadow of a 1 m obstacle	0.4 m

WHAT IT MEANS FOR THIS PLOT

Weather (2015–2024): grid-cell context for cooling and frost, not the building's demand.

At this latitude an obstacle to the south casts about 2.4 m of noon shadow in winter per metre of height, against 0.4 m in summer, on level ground. Compare neighbouring walls and trees with the outdoor areas and roof used for the intended activity.

Mapbox, Terrain heights for the winter sun, read 18 Oct 2026. PVGIS (European Commission JRC), Sun path and terrain horizon, read 18 Oct 2026. Copernicus, Climate at the plot (AgERA5), read 27 Sep 2026. Global Wind Atlas (DTU, World Bank), Mean wind speed, read 27 Sep 2026. AgERA5 0.1° grid, CC BY 4.0. Global Wind Atlas CC BY 4.0; modelled mean at 10 m, not a design gust.

CHAPTER 10 · ASSESSMENT

Money

Check before you buy

ASSESSMENT OF PAGES 84–88

3 context 1 check first

The purchase tax follows the fiscal record, seller and buyer. Map area and planning class are not the taxable base. Ask the notary to confirm the case and itemise the costs.

1,247 m²

parcel area, not a fiscal base

15%

farmland or woodland case without farmer relief; classification to confirm

Unconfirmed

this parcel's IMU status; planning and fiscal checks pending

What the data says

READING	FINDING	PAGE
CHECK FIRST	Professional fees, finance and connections need written quotes and agreed payment terms	p. 86, 87
CONTEXT	Mapped farmland: the CDU and the buyer's farmer status decide the deed-tax case	p. 84
CONTEXT	Farmland exemption conditional; parcel tax status unconfirmed in Diano San Pietro	p. 88
CONTEXT	Annual taxes and arrears depend on the fiscal record and applicable local reliefs	p. 88

TO SETTLE BEFORE A DEPOSIT

- Get an itemised deed quote before the offer: taxes, fees and payment dates.
- Reddito agrario stays under IRPEF; on land not let out, IMU replaces IRPEF on the reddito dominicale. Budget for both and ask an accountant about farmers' exemptions.

What we would do next

- Comune planning office: Ask for the CDU with its permitted use, limits and constraints. Page 19.
- Notary: Fiscal record and written deed-tax/fee quote for this buyer. Page 84.

The 5 data pages of this chapter



Read 29 Oct 2026; evidence on the cited pages. A reading of public data, not a survey, a valuation or legal advice.

MONEY

Taxes and costs of the purchase

● Amounts awaiting documents

The purchase tax follows the fiscal record, seller and buyer. Map area and planning class are not the taxable base. Ask the notary to confirm the case and itemise the costs.

What this purchase will cost

PARCEL EVIDENCE

1,247 m²; an OpenStreetMap building outline the cadastral map does not show; Town-plan permitted use not confirmed.

Next: Current visura: fiscal category/income; CDU: land classification. Match both to the sale schedule.

TAX CASE

Land purchase; buyer/seller tax status not supplied

Next: Buyer status declaration, CDU/current visura and seller VAT declaration; the notary confirms the regime.

REGISTRATION TAX

Actual amount pending

Next: Notary's tax calculation: agreed deed terms and confirmed base; CDU for land, fiscal category for buildings.

MORTGAGE AND CADASTRAL TAXES

Private-sale case: EUR 50 each

Next: Notary's itemised tax calculation. A VAT sale has different fixed taxes.

VAT, IF APPLICABLE

Seller regime unconfirmed

Next: Seller's VAT declaration and notary's written calculation; ask which VAT or exempt case applies.

BEFORE YOU COMMIT

Ask for a written total and payment timetable before committing (pages 86 and 93–94). An accepted offer can bind you; confirm the agent's fee trigger in writing (civil code art. 1755). Yearly costs: page 88.

DPR 131/1986; DPR 633/1972; D.Lgs. 123/2025 (from 1 Jan 2027); civil code art. 1755. Normattiva and Agenzia delle Entrate, read 28 Oct 2026. Parcel: Agenzia delle Entrate; outlines: OpenStreetMap contributors.

MONEY

Which purchase-tax case applies?

[● Tax regime to confirm](#)

Reference cases for deeds signed in 2026. These rates do not confirm this parcel's regime; the notary checks the fiscal record, seller and buyer.

Cases to compare with the notary

FARMLAND OR WOODLAND; BUYER WITHOUT FARMER RELIEF**15%**

What must be true: CDU/current visura confirm agricultural land; buyer is not a coltivatore diretto or IAP

BUILDING LAND, PRIVATE SALE**9%**

What must be true: Only if the CDU shows building land; the notary confirms the taxable base and seller regime

LAND SALE WITHIN VAT**22%**

What must be true: Ask the notary first whether the sale is within VAT at all: that depends on the seller (a business or a private person) and on whether the land can be built on. Only then does the ordinary rate apply (DPR 633/1972 art. 16); otherwise registration tax applies on the value declared in the deed, or on the price if higher; the tax office may check that value and correct it, with statutory exceptions (DPR 131/1986 art. 51).

MINIMUM REGISTRATION TAX**EUR 1,000**

What must be true: Applies to the registration-tax cases above; not the VAT rates

FARMER RELIEF**Eligibility unverified**

What must be true: Ask about coltivatore diretto or IAP status and the intended farming use

CONFIRM THE DEED DATE

For a deed signed from 2027, ask the notary to recheck the applicable tax text and reliefs: D.Lgs. 123/2025 replaces the registration-tax framework from that year.

DPR 131/1986; DPR 633/1972; D.Lgs. 123/2025 (from 1 Jan 2027); civil code art. 1755. Normattiva and Agenzia delle Entrate, read 28 Oct 2026. Parcel: Agenzia delle Entrate; outlines: OpenStreetMap contributors.

MONEY

Early costs and commitments

● Quotes and due dates needed

Costs begin with checks and agreements. Put each quote, payment trigger and due date beside the decision it supports.

Get quotes before choosing a total

NOTARY AND AGENT**Before an offer**

Itemise taxes, registry costs, notary fee and VAT. Record the agent's fee trigger, VAT and due date, including whether acceptance starts the fee.

SURVEY, RECORDS AND CONDITION**Before the deposit**

Quote the survey, cadastral/registry and planning checks, entrance/rights and ground feasibility for the intended use.

FINANCE**Before relying on a loan**

Ask the lender for its written decision, fees, insurance and timetable. Agree what happens if finance is refused.

UTILITIES**Before commitment**

Get parcel-specific connection or transfer quotes, standing charges, capacity and activation dates.

FIRST WORKS AND UPKEEP**Before fixing your budget**

Quote clearing, drainage, lawful entrance and any permitted works. Confirm who maintains shared infrastructure.

BEFORE YOU COMMIT

A total remains open until the documents and quotes arrive. Add taxes, professional and lender fees, connections, necessary works and annual costs. Agree the payment protections on page 87.

Budget requests drawn from this report. Civil code arts. 1326, 1329, 1385, 1755 and 2645-bis; DPR 131/1986; DL 104/2013; D.Lgs. 139/2024; law 147/2013 art. 1 c. 63. Normattiva and Agenzia delle Entrate, read 28 Oct 2026.

MONEY

Protect payments before the deed

● Payment terms to agree

Ask the notary to put the payment type, due dates and release conditions in writing before money changes hands.

Four points to settle with the notary

TAX REGISTRATION

Within 30 days · EUR 200 fixed tax

Ask the notary to confirm registration and the tax calculation. Registration and transcription are separate steps.

NAME THE PAYMENT

Caparra or acconto · 0.5% reference tax

Agree how payment reduces the deed price. On default, the other party may withdraw and keep the caparra or, if it paid, claim double (art. 1385). Performance or termination uses ordinary damages rules. An acconto advances the price, with no automatic forfeiture or double repayment.

The 0.5% applies to a caparra and to an acconto without VAT, never above the deed's registration tax; with VAT on the sale, an acconto bears VAT instead.

LAND-REGISTRY RECORDING

Ask the notary · civil code art. 2645-bis

Ask the notary about land-registry recording (trascrizione) against later sales or charges, including costs and timing.

AGREE PRICE RELEASE

Notary's separate account

Ask whether law 147/2013 art. 1 c. 63 should be used and record the release condition.

IF A CHECK REMAINS OPEN

Put each evidence deadline, remedy and payment-release condition in the offer or preliminary contract (pages 93–94). Match the due dates to the written budget on page 86.

Civil code arts. 1385 and 2645-bis; DPR 131/1986; DL 104/2013; D.Lgs. 139/2024; law 147/2013 art. 1 c. 63. Normattiva and Agenzia delle Entrate, read 28 Oct 2026.

MONEY

Yearly taxes on this property

● Yearly total unconfirmed

Diano San Pietro: a yearly ownership budget for this parcel, using the published local tax inputs. Missing bills and fiscal documents prevent a confirmed total.

Build the yearly ownership budget

PARCEL AND TAX CLASSIFICATION

1,247 m². Town-plan permitted use not confirmed.

Get in writing: Current visura; CDU; Tributi's written land classification.

ANNUAL IMU

Exempt only if confirmed as farmland or woodland: Diano San Pietro is on the list of mountain and hill Comuni in circolare 9/1993 (law 160/2019, art. 1 c. 758 lett. d). Building land would pay 0.76%.

Get in writing: Visura and declared use; Tributi's calculation of base, rate, reliefs, ownership share and months.

SELLER'S TAX POSITION

Payments and arrears unverified

Get in writing: Seller's IMU receipts; Tributi's arrears reply. Agree settlement before the deed, page 95.

CONNECTIONS AND SITE UPKEEP

Annual amounts unknown; an undeveloped plot has no assumed household bills

Get in writing: Operator's written offer separates connection work from standing charges; road-use agreement and maintenance quotes identify ongoing obligations.

IF YOU TAKE RESIDENCE

Local IRPEF: 0.8% of your taxable income; incomes up to EUR 7,500 pay none; annual amount needs your income

Get in writing: Income statement and accountant's calculation at the Comune's single rate. This is a personal tax, not a parcel tax.

USE THE CONFIRMED TOTAL

Which tax case applies: The plot's IMU status is unconfirmed. If it is farmland or woodland for IMU, Diano San Pietro is on the list of mountain and hill Comuni in circolare 9/1993, so the exemption applies (law 160/2019, art. 1 c. 758 lett. d). Building land instead pays 0.76% (delibera 33 of 18 Dec 2025). Ask planning and Tributi to confirm this parcel's status; mapped vegetation does not settle it.

Before you commit: Add confirmed IMU, TARI where applicable, standing charges and known upkeep. Keep repairs and initial connections separate. Reconsider if the confirmed annual total exceeds your budget.

MEF / Comune di Diano San Pietro: official IMU rates for 2026, delibera 33; MEF local IRPEF bands, finanze.gov.it, read 18 Oct 2026. Official acts, free to reuse. IMU rules: law 160/2019 (Normattiva). Farmland exemption: the list of circolare 9/1993, Gazzetta Ufficiale n. 141 of 18 June 1993, supplement n. 53, public record.

SITE VISIT

What to check on the visit

2 places to look at

Use the numbered places as starting points for the site checks. They locate mapped features or areas to inspect, not verified defects; follow each check across the relevant part of the site.

THE PLOT FROM ABOVE



On the plot

- **1. Trace the access route** • Walk the full route from the road to the plot across every intervening parcel.
 - Match the cadastral map and seller's access plan; check gates, width and obstructions.
 - Ask the notary to match the route to deeded access rights.
 - Start at Via Fontana; note the surface and who else uses the lane. Pages 9, 56, 57.
- **2. Inside the parcel.** • **Boundary corners.** Find the corners on the ground and compare the fences with the cadastral outline.
 - **Steeper ground nearby.** Walk to the steeper side and look for cracks, bulging walls or leaning trees.
 - **Noise.** Listen on the plot at a weekday rush hour and late evening. Pages 8, 22, 71.

AROUND THE PLOT

- Noise and smell: visit on a weekday and on a weekend evening.
- Water and sewer: find the nearest manholes and meters along the road.
- Mobile signal: test calls where you would build.

ASK THE SELLER FOR

- Cadastral record of the parcel
- Any permit ever asked for on it
- Town-planning certificate (CDU), if they have one
- Last IMU payment

WHEN TO GO

A weekday morning. Traffic and work noise around the plot.

A summer weekend. Crowds, parking and music in season.

After heavy rain. Where water stands on the plot and on the access road.

BRING WITH YOU

Paper. This page and the cadastral map (page 9).

A phone. Photos of the boundary, the fences and the road edge.

A tape. Take approximate fence measurements; ask a geometra to confirm the boundary.

Photo: Mapbox Satellite (© Mapbox © Maxar), undated. Markers show where to start the checks; conditions, entrances and equipment need confirmation on site.

HONEST LIMITS

What we could not read

11 gaps

A missing reading is not a clean result. Where a source did not answer, or the information is not public, the gap is listed here with the person who can close it.

11 not read

SUBJECT	WHY IT IS OPEN	STATUS
Title and ownership	Land registry not read: owners, mortgages, liens and easements.	● Not read
Ground strength	Bearing capacity not surveyed.	● Not read
Current district flood plan	The landslide plan in force was read for this parcel; the district's current flood plan was not. The flood areas in this report come from ISPRA's national mosaic of 2020. Check the current flood map of the Autorità di Bacino Distrettuale dell'Appennino Settentrionale on geodataserver.appenninosettentrionale.it.	● Not read
Hydrogeological constraint	Regional geoportal: This constraint can limit earthworks. Its regional map could not be checked here; ask the Comune for the CDU and confirmation of vincolo idrogeologico.	● Not read
Burnt-areas register	The Comune's register of burnt areas (law 353/2000, art. 10) is not read in this report. Ask the Comune whether the parcel is on it; it matters mainly for woodland and pasture.	● Not read
Sea depth	EMODnet: No reliable depth reading	● Not read
Planned fibre at the address	No licensed address plan was read; no delivery date is established.	● Not read

Who closes each gap				
	Notary	Geologist	Comune	Seller or agent
Title and ownership	●	.	.	.
Ground strength	.	●	.	.
Current district flood plan	.	●	●	.
Hydrogeological constraint	.	.	●	.
Burnt-areas register	.	.	●	.
Sea depth	.	.	●	.
Planned fibre at the address	.	.	.	●
A filled dot marks who holds the answer. Purple: not read or reuse restricted. Amber: read in part.				

HONEST LIMITS

What we could not read (continued)

11 gaps

SUBJECT	WHY IT IS OPEN	STATUS
Local bus timetable	No official timetable of the local bus operator could be read.	Not read
Zoning	No town-plan zone was verified for Diano San Pietro from the regional open data. Ask the Comune for the CDU and the current rules for this parcel.	Not read
Utility connections	Water, sewer and gas capacity, connections and contracts need private operator records.	Not read
Civic-use rights (usi civici)	This report does not check civic-use rights. Ask the Comune or the Region's usi civici office whether the land is burdened.	Not read

Who closes each gap

	Comune	Seller or agent	Notary
Local bus timetable			
Zoning			
Utility connections			
Civic-use rights (usi civici)			

A filled dot marks who holds the answer. Purple: not read or reuse restricted. Amber: read in part.

HOW TO CLOSE THEM

The town hall first, then the notary and a geometra; quote sheet and parcel (page 9).

THE TOWN HALL

Who to ask in Diano San Pietro

[Contact routes](#)

Sheet 7 (section A), parcel 444: 1,247 m². The town hall is at Piazza Marconi, 3, 18013, Diano San Pietro. General certified e-mail (PEC) of the Comune: comune.dianosanpietro@pec.it. The register lists no separate offices; send all requests below via the general protocol address. Request in Italian via PEC/protocol, quoting sheet and parcel (page 9).

Offices of the town hall

OFFICE TO CONTACT (USUAL NAME)	ASK THERE ABOUT
Planning / building Via protocol	Zone, use, CDU and plan rules.
Taxes Via protocol	IMU base/rate, reliefs and arrears.
Roads / public works Via protocol	Entrance ownership, upkeep and works.
Environment Via protocol	Discharge, sewer and noise rules.
Civil protection Via protocol	Evacuation route and meeting point.
Road access Via protocol	Gate consent and road orders.

Documents to ask for

DOCUMENT	FROM	WHAT IT ANSWERS
Town-planning certificate (CDU)	Comune: planning office	Town-plan permitted use not confirmed. Confirm whole-parcel use and permitted footprint.
Cadastral parcel record (visura)	Agenzia delle Entrate; any notary	Parcel class and history; request a building plan only for a building present or declared by the seller.
Land registry search	Conservatoria; the notary runs it	Current owners/liens and rights across every access parcel.

HOW TO WRITE, AND OTHER OFFICES

Attach a marked cadastral plan and the intended use. Ask for dated parcel-specific replies to the protocol packet.

Offices and contacts: IndicePA (AgID, CC BY 4.0), read 9 Oct 2026.

PURCHASE DECISIONS

Before you pay a deposit

● Purchase blockers

Sheet 7 (section A), parcel 444: 1,247 m². A signed offer can bind before payment. Close these blockers in order.

1. GROUND FEASIBILITY

Who: Geologist / engineer

Check: Ground feasibility is unverified by a site investigation. Obtain a site feasibility report. Obtain a soakage test for the proposed septic tank or soakaway.

Decision: Stop if unsafe or mitigation exceeds your budget.

Pages 22, 24, 29, 33, 34, 41, 43, 47, 48.

2. BUILDING LEGALITY

Who: Geometra / SUE

Check: Match structures and site works in survey/photos to permits.

Decision: Stop if the intended use cannot be made lawful.

Pages 10, 17.

3. PERMITTED USE AND ANY WORKS

Who: Comune / geometra

Check: Town-plan permitted use not confirmed. Ask the planning office for the town-planning certificate and rules: permitted use, floor area and height; road and neighbour distances; nature screening for proposed works and parcel-specific constraints. Ask whether the parcel is on the Comune's register of burnt areas (law 353/2000).

Decision: Stop if the intended use or any necessary works are excluded.

Pages 13, 14, 16, 18, 19, 31, 46, 67.

4. TITLE AND LAWFUL ENTRANCE

Who: Notary / road owner

Check: Road mapped in OpenStreetMap: 17 m away. Search owners, liens and all access parcels; confirm gate consent, utility rights/easements, routes and clearances. Ask the Comune whether civic-use rights (usi civici) burden the land.

Decision: Stop if necessary rights cannot be secured.

Pages 9, 56, 57, 58. Ask the notary whether a tenant farmer or qualifying farming neighbour has a right to buy first (L. 590/1965 art. 8; L. 817/1971 art. 7). If applicable, obtain notice with the sale price and terms or a valid waiver before the deed.

Olive trees before commitment

Olive trees: in Liguria, felling more than one tree per 2,000 m² of olive grove, and in any case more than five per holding, in two years needs the authorisation provided by LR 60/1993, art. 10.

Continue with the services and budget checks, then agree the payment terms on page 94.

Parcel: Agenzia delle Entrate. Private records not read. Civil code art. 1385. Not legal advice.

PURCHASE DECISIONS

Before the deposit: services and budget

Purchase blockers

Sheet 7 (section A), parcel 444: 1,247 m². Close these remaining blockers before committing.

5. HIDDEN HISTORY AND SERVICES

Who: Seller / operators

Check: Seller: floods, repairs, tanks, fill, boundary and access history. Operators: water/discharge papers and connections. Written internet connection offer for this parcel. Authority: clean-up boundary and contamination reach to this parcel.

Pages 9, 10, 11, 32, 35, 36, 60, 70.

Decision: Stop if an essential service or material defect is unresolved.

6. AFFORDABLE COMMITMENT

Who: Notary / lender

Check: Confirm fiscal category, tax base/rate, tariffs/reliefs, connection quote, deed fees/dates and any lender decision.

Pages 81, 84, 85, 86, 87, 88.

Decision: Stop if the confirmed total exceeds your budget.

IF A CHECK STAYS OPEN

Name the payment and each blocker's evidence, deadline and remedy. With caparra confirmatoria (civil code art. 1385) the party not in default may withdraw: the receiver keeps it, the payer claims double; asking for performance or termination instead leaves ordinary damages. An acconto only advances the price; double repayment is not automatic.

Parcel: Agenzia delle Entrate. Private records not read. Civil code art. 1385. Not legal advice.

PURCHASE DECISIONS

Before you sign the deed

Completion checks

Sheet 7 (section A), parcel 444: 1,247 m². Reconcile final papers, conditions and handover.

MATCH THE SALE DOCUMENTS

Who: Notary / geometra

Check: Match current visura/deed to page 9; trace later splits/mergers and parcel IDs.

Pages 9, 17.

CLOSE THE AGREED CONDITIONS

Who: Notary

Check: Dated replies identify this parcel and intended use/works. An unrelated reply cannot release a condition.

Pages 57, 70, 90–91.

TAX AND CONNECTION HANDOVER

Who: Seller / Tributi

Check: Settle IMU/TARI arrears; keep payment receipts and a fresh tax quote. Record meter IDs/readings, transfer dates and parcel-specific connection offers.

Pages 58, 60, 84, 88.

PAST SITE WORKS

Who: Seller / engineer

Check: Obtain dated excavation, fill and drainage records; compare them with the foundation position and record unresolved alterations.

Pages 10, 66, 68.

EVERYDAY USE AT THIS ADDRESS

Who: Buyer / local services

Check: Confirm health, school and operator services at the assigned civic address; settle essential gaps before an offer.

Pages 59, 61, 63, 72.

OPTIONAL COASTAL VISITS

Who: Buyer / Comune

Check: For visits, confirm public beach access and sea-defence upkeep. Only essential coastal use becomes a purchase condition.

Pages 50, 51, 52.

AT SIGNING

Refresh searches. Verify any preliminary-agreement recording already arranged under civil code art. 2645-bis and the agreed fund-release conditions for the notary's separate account under law 147/2013 art. 1 c. 63.

Parcel: Agenzia delle Entrate. Private records not read. Civil code art. 2645-bis; law 147/2013 art. 1 c. 63. Not legal advice.

PURCHASE DECISIONS

Before you build or renovate

● Design brief

Sheet 7 (section A), parcel 444: 1,247 m². Turn these findings into the design and consent brief.

MEASURED DESIGN, NOT MAP DIMENSIONS**Who:** Geometra / architect**Check:** For this 1,247 m² parcel, survey the corners, levels, neighbour heights/windows, lawful offsets and remaining floor area. Obtain it before committing if fit decides the purchase.

Pages 8, 9, 11, 18, 21, 23.

FOUNDATIONS AND STRUCTURE**Who:** Geologist / engineer**Check:** Ground feasibility is unverified by a site investigation. Test below the footprint; design foundations/retaining works, connections and wind/snow loads for the tested ground category.

Pages 22, 25, 29, 33, 41, 43, 47, 48.

WHERE WATER ACTUALLY GOES**Who:** Designer / installer**Check:** Trace surface-water routes and confirm discharge rights. Test soakage; verify outlets against kerbs/walls/drains and confirm water and sewer/septic discharge. Change blocked routes.

Pages 24, 32.

CONSENT BEFORE CHANGING THE SITE**Who:** Comune / Region**Check:** Town-plan permitted use not confirmed. Ask the Comune which constraints and consent route apply to the intended footprint and use. Resolve the constraints flagged in this report and match the drawing to the surveyed parcel.

Pages 13, 14, 17, 46, 67.

HEAT, SHADE AND SOLAR**Who:** Designer / installer**Check:** OpenStreetMap outline 1 to the south-east reaches the reference area inside the boundary at noon if taller than 2 m in the level-ground model. This is a model threshold, not a measured wall height. Measure wall heights and relative ground levels; check trees/fences. Place windows/roof array after checking neighbour heights; heated area remains unverified.

Pages 76, 79, 80, 81.

ACCESS AND SAFE USE**Who:** Road owner / designer**Check:** The named street is mapped 17 m away. Draw the vehicle route; resolve entrance, gate, kerb, utility clearances and third-party land before deliveries.

Pages 56, 57, 58.

BEFORE ORDERING WORKS

Give the designer the intended rooms, position and use; settle site investigation and consents before ordering works.

Olive trees: the limits on removing them are on the checklist before commitment, pages 93–94.

Parcel: Agenzia delle Entrate. Private records not read. Not legal advice.

NEXT STEPS

Questions to ask, and whom

11 questions

Sheet 7 (section A), parcel 444: 1,247 m². Ask for dated written replies that identify this parcel and your intended use.

Send each contact their questions

COMUNE

1. Please supply this parcel's town-planning certificate (CDU) and current plan rules. Is the intended use allowed? Confirm building size, height and constraints on proposed works.
Page 19.
2. Were any former buildings or site works approved on this parcel? Please provide their permits and any demolition records.
Page 17.
3. Is IMU due on this land, at what rate, and is the seller up to date with IMU?
Page 88.

NOTARY

1. Please run the cadastral history (visura storica) of sheet 7 (section A), parcel 444.
Page 9.
2. How is the plot reached in law: public road, private road or a registered right of way?
Page 11.
3. Which deed-tax case applies to this fiscal category, seller and buyer? Quote taxes and fees separately.
Page 84.

GEOMETRA OR ENGINEER

1. OpenStreetMap draws building outlines on the parcel that the cadastral map does not show. Do buildings stand there, and do the cadastral map and the deed describe the parcel as it is?
Pages 8, 9.
2. The elevation model gives about 31% of slope around the parcel: what does a level survey show, and what retaining works would any building need?
Page 22.
3. Can the ground take a septic tank or soakaway? Please arrange a soakage test.
Page 24.

SELLER OR AGENT

1. Any boundary dispute, shared wall or access agreement with the neighbours?
Page 11.
2. Were fuel tanks, waste or fill ever kept or buried on the plot?
Page 70.

HOW TO REQUEST A REPLY

To the town hall, write in Italian by PEC or lodge the request at the protocol desk. To the professionals, send this report and ask for a written scope and quote. Use each reply to close the matching condition on pages 93–94.

Questions drawn from the findings of this report. Not legal advice.

EVIDENCE

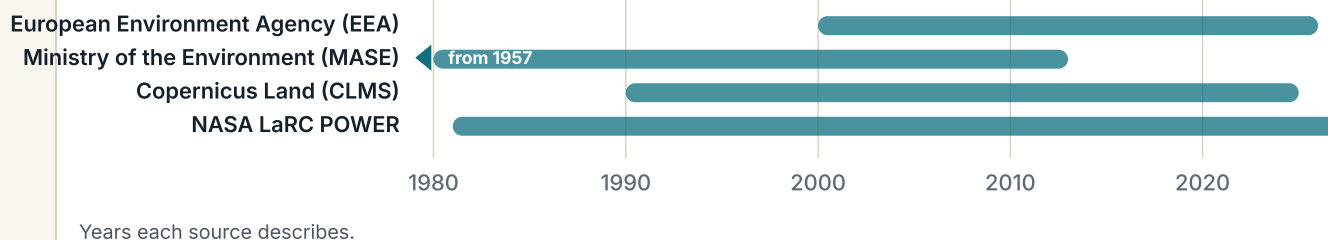
Sources and dates

15 publishers

Every figure in this report comes from these sources, read on the dates shown.

PUBLISHER	WHAT WAS USED	LICENCE	READ
Mapbox	Base maps; Elevation model; Ground height at the plot from the elevation model	Mapbox Terms of Service	2026-10-18/28
European Environment Agency (EEA)	Natura 2000 outlines, end 2024, published 2025-12-01; Water bodies and treatment plants (WISE); Bathing water quality	CC BY 4.0, EEA acknowledged	2026-09-27/10-18
OpenStreetMap contributors	Roads, buildings, coast, power lines; Base map data; Street tags, junctions, crossings and walking routes	ODbL 1.0	2026-10-18
Agenzia delle Entrate	Cadastral parcel and map; Neighbouring cadastral parcels; Guides to purchase taxes	Cadastral cartography CC BY 4.0	2026-10-18/28
Ministry of the Environment (MASE)	National aerial photos; Deep wells (ViDEPI)	Permission, 7 Oct 2026	2026-10-18
ISPRA	Protected areas; Ground maps; PGRA and PAI	CC BY 4.0; IFFI and PGRA mosaic: CC BY-SA 4.0	2026-10-18/29
Normattiva	Laws read; IMU rules (law 160/2019); Purchase and ownership tax rules	Public law	2026-10-09/28
Ministero della Cultura, SITAP	Parcel read, indicative only	Free use, public WMS	2026-10-20
Gazzetta Ufficiale	Regional radon lists; NTC seismic reference and incorporated Annex A/B reference grid; NTC snow reference and NTC wind reference tables/formulas	Public law	2026-10-09/18
Copernicus Land (CLMS)	EGMS calibrated Ortho velocities and displacement series; EGMS radar target locations and velocities; Land cover (CORINE 2018)	Full, open and free, credited	2026-10-18
Autorità di Bacino Distrettuale dell'Appennino Settentrionale	Landslide plan in force (PAI dissesti)	CC BY-SA 4.0	2026-10-28
NASA LaRC POWER	Daily rain since 1981 (MERRA-2); Daily temperature since 1981; Reference evapotranspiration	Free use, credited	2026-10-18
INGV	Quake catalogues and hazard; Town shaking (DBMI15)	CC BY 4.0	2026-10-18/29
Dipartimento della Protezione Civile	Microzonation at the parcel; Microzonation study polygons; Seismic zones of the Comuni	CC BY 4.0	2026-10-09/18
EFFIS (JRC, Copernicus EMS)	Burnt areas	Free reuse, credited	2026-10-18

What period each source describes



How the readings were made, and what we could not read: page 99.

EVIDENCE

Sources, part 2

14 more source sets

Further sources read for this plot.

PUBLISHER	WHAT WAS USED	LICENCE	READ
EMODnet	Seagrass meadows; Sea depth and sea floor habitats; Reading unavailable: Sea depth	CC BY 4.0	2026-10-18
Copernicus Marine (CMEMS)	Marine reanalysis	Free use, credited	2026-10-18
Agcom BroadbandMap	Fixed grid cells near the plot and radio polygons at the plot point	CC BY 4.0	2026-10-18
Regione Liguria, RAP transport	GTFS Trenitalia / Trenitalia-TPER: dated departures and stops; CC BY 4.0	CC BY 4.0	2026-10-18
ISTAT	Population, age and dwellings; Local census	CC BY 4.0	2026-10-10/18
SNPA / ISPRA	Land take (built-over ground)	CC BY 3.0 IT	2026-10-18
Ministero della Salute	Pharmacy register; beds by hospital and specialty	IODL 2.0	2026-10-18
Ministero dell'Istruzione e del Merito	Register of state and paritarie schools	IODL 2.0	2026-10-18
Copernicus Climate (C3S)	Climate at the plot (AgERA5); Climate projection (CMIP6 atlas)	CC BY 4.0, credited	2026-09-27
PVGIS (European Commission JRC)	Sun path and terrain horizon; Solar output; Solar radiation by hour	© European Union, reuse authorised	2026-10-18
Global Wind Atlas (DTU, World Bank)	Mean wind speed	CC BY 4.0	2026-09-27
MEF, Dipartimento delle Finanze	IMU rates and addizionale IRPEF of the Comune	Public record	2026-10-18
Istituto Geografico Militare (IGM)	DBSN railway and cemetery geometry	ODbL 1.0	2026-10-18
IndicePA (AgID)	Offices and contacts	CC BY 4.0	2026-10-09

PERMISSIONS

- Base maps are Mapbox, under our paid licence.
- Aerial photos of the national geoportal appear with the written permission of the Ministry of the Environment (MASE).
- Generated using European Union's Copernicus Land Monitoring Service information (licence land.copernicus.eu/en/data-policy).
- Generated using E.U. Copernicus Marine Service Information (licence marine.copernicus.eu/user-corner/service-commitments-and-licence).
- Contains modified Copernicus Climate Change Service information (licence CC BY 4.0, cds.climate.copernicus.eu/licences/cc-by).

WHAT WE COULD NOT READ

- Sea depth: the source was read but gave no usable value.
- Hydrogeological constraint: not read for this report. The gaps and who can close them are on pages 90–91.

HOW THE READINGS WERE MADE

- Distances start at the cadastral boundary and rings at the plot's middle, unless the page says.
- Coloured areas follow the publisher's map, at the precision of its scale stated on the page.