

**Title** - Attractiveness of the historic villages and recovery of the building heritage for residential and tourist purposes, between ownership and consumption

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**Department** – Department of Architecture and Arts

**ERC sector** – SH2

**Principal Investigator** – Luigi Balestra

**Organization of PI** – Alma Mater Studiorum – University of Bologna

**Iuav role** – partner

**Duration** – 24 months

**Start** – 28/09/2023

**Closure** – 27/09/2025

**Project budget** – € 265 407.00

**Iuav budget** – € 103 021.09

**Funding to Iuav** – € 89 851.66

**Source of funding** – MUR (Ministry of University and Research) - Call PRIN 2022

**Description** – Today's legal context is characterized by a growing interest in the revitalization of historic villages. The need to make historic villages attractive is particularly felt in our country, given the progressive and constant depopulation that these particular villages are facing. The project aims at investigating the flexibility of institutions of private law, chiefly property and contract, as regulated by the Italian Civil Code, testing their adequacy and flexibility concerning the renewed - potentially conflicting each other - needs of predatory consumerist logics, on the one hand, and local community interests, on the other. The analysis will be supported by administrative, urban planning-architectural and economic skills.

**Objectives** – The research project aims at analyzing the main topic of recovering the residential and tourist attractiveness of historical villages, in order to provide the best strategies against the depopulation and the degradation of those places which represent fundamental cultural assets for the Italian Republic. In this framework, the project seeks to stimulate the use of residential-accommodation facilities in the villages, in order to favor a stable repopulation and a sustainable tourism, respecting the needs of local communities and their traditions and values. The research project, therefore, in accordance with Intervention 2.1. "Attractiveness of villages", Mission M1C3.2 of the National Recovery and Resilience Plan (NRRP), intends to focus on potentialities and weaknesses of private law instruments aimed at the recovery of abandoned real estate (widespread hotels, community hotels, condohotels and social housing), as a logical premise to promote a renewed vitality for historic villages.

