



# Larciano Alto

PT - Toscana

€ 220.000

Very good terraced house with pool and great views

A beautifully located apartment, part of a restored olive farm, split into nine smaller units, with private terrace and small garden.

The apartment complex has a lovely shared pool, from which there is a breathtaking panoramic view of the typical tuscan landscape and the small town of Larciano Castello. The apartment has 82 sqm living space and a loft space of 15 sqm.

The property includes a lovely olive grove. Each year, the homeowners gather for a week in October to harvest the olives together, from which they obtain the most amazing olive oil.

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REF. NR.  
**CH 103**

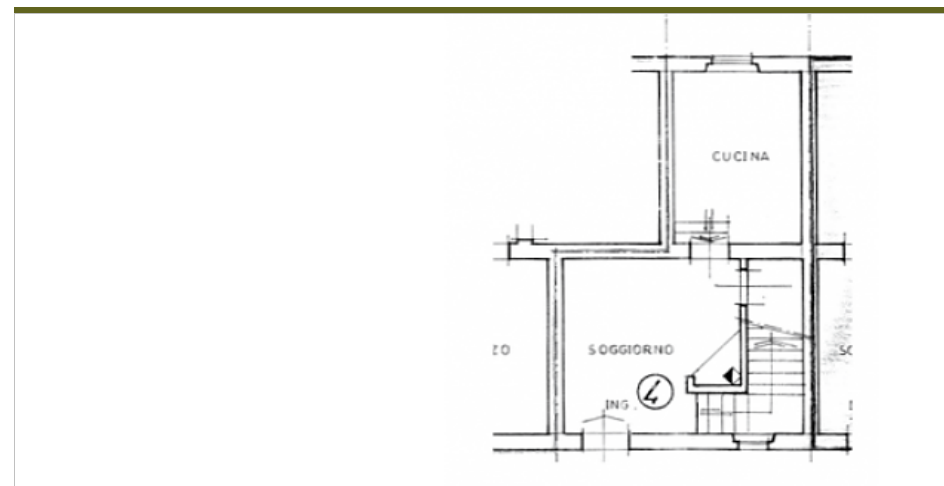
PROPERTY TYPE  
**Semi-detached house**

### COST OVERVIEW when buying a "seconda casa"

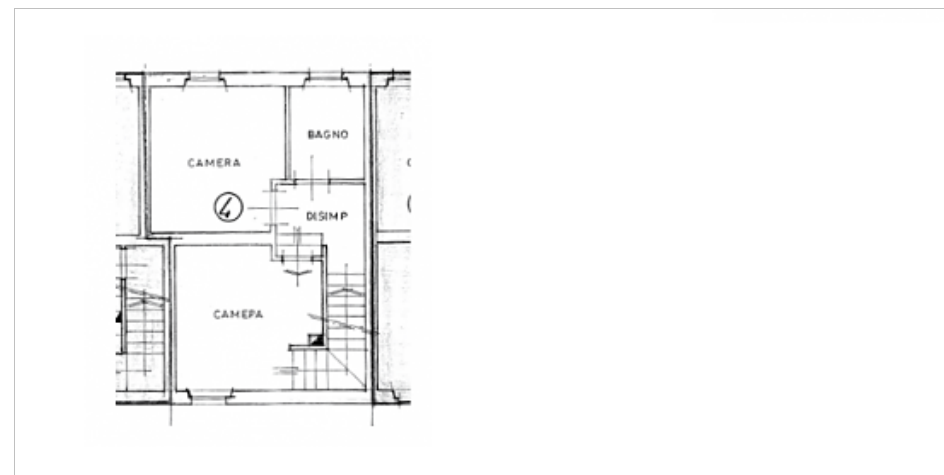
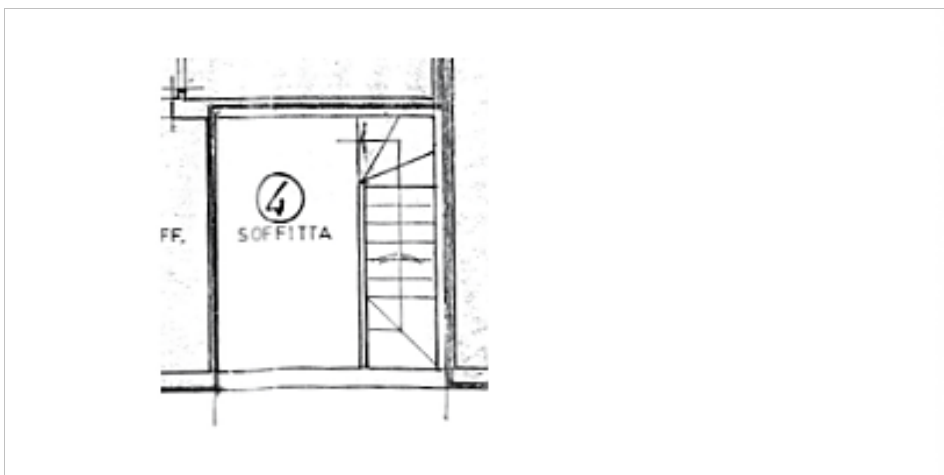
Asking price	€ 220.000
Purchase tax and public fees	€ 4.216
Stamp duty and registration fee	€ 1.067
Notary	€ 2.640
Technical documentation (geometra)	€ 2.288
Agent commission	€ 6.600
VAT (on notary, technical documentation and agent fee)	€ 2.535
Total transaction costs	€ 19.346
<b>Total purchase costs</b>	<b>€ 239.346</b>

The above mentioned is merely an example of transaction costs and purchase costs, when acquiring a "seconda casa" in Italy. The calculation is indicative, and ChangeHome Real Estate assumes no responsibility for the accuracy of the information. We recommend you always seek qualified legal advice, when purchasing real estate. For any further information, don't hesitate to contact us.

### FLOOR PLANS



Floor plans are not to scale and are for indicative purposes only. ChangeHome Real Estate assumes no responsibility for the accuracy of the plans.



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### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property is part of a good, healthy owners association

Shared expenses are approximately 150€/month, and also cover pool cleaning and maintenance and gardening of shared as well as private gardens

The caretaker lives in the complex, and thus there is someone to look after your place all year round

The owners association usually gather for one week in October to pick olives together, and share the produce

The large mezzanin can easily be transformed into an extra room

### SURROUNDING AREA

The location of the property is something extraordinary, because while it is in the middle of the most amazing nature settings, completely without traffic noise and stress, you are actually only 2 km from the nearest larger town, Larciano, where you find restaurants, pharmacy, bars, shops, market ecc.

With only a 40 minute drive to Florence, and an even shorter distance to Pistoia, Montecatini and Prato, you have lots of opportunities for sightseeing and shopping nearby.

The landscape is charming hills, covered with beautiful olive trees, which produce an elegant and delicious olive oil, that the area is known for.

You access the property on a wide, well maintained gravel road.

### PROPERTY INFORMATION

Location	Larciano Alto
Province	PT
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	2008
Year restored	2008
Surface area (sqm)	30
Living space (sqm)	85
Levels	3
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes - shared
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	C
Height above sea level (meters)	170
View	Olive grove, hills, nature
Access road to property	Gravel road
Distance from main road (meters)	1000
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Pistoia, Firenze, Prato, Lucca, Montecatini