



Chianni

PI - Toscana

€ 149.500

Cozy apartment with amazing view in charming Tuscan village

Bright and cozy one bedroom apartment, located in the charming village of Chianni, not far from the International Airport of Pisa, the beaches of the sea, stunning medieval villages such as Volterra, San Gimignano and Certaldo and important Tuscan cities such as Pisa, Lucca, Siena, Florence etc. The apartment is located on the second (and last) floor of a small building right in the town centre.

Adjacent to the apartment is a small plot of land, of which 16 mq (used for parking) belongs to the property. Chianni is a quiet Tuscan village with a vast selection of services, such as convenience stores, bakery, great restaurants, bars etc., and several cultural events during the year - the perfect place for those who want to enjoy the Tuscan countryside life, yet still be close to all amenities and easily able to reach the most important sights of the region.

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ChangeHome
... Real Estate

REF. NR.
CH 105

PROPERTY TYPE
Apartment

COST OVERVIEW when buying a "seconda casa"

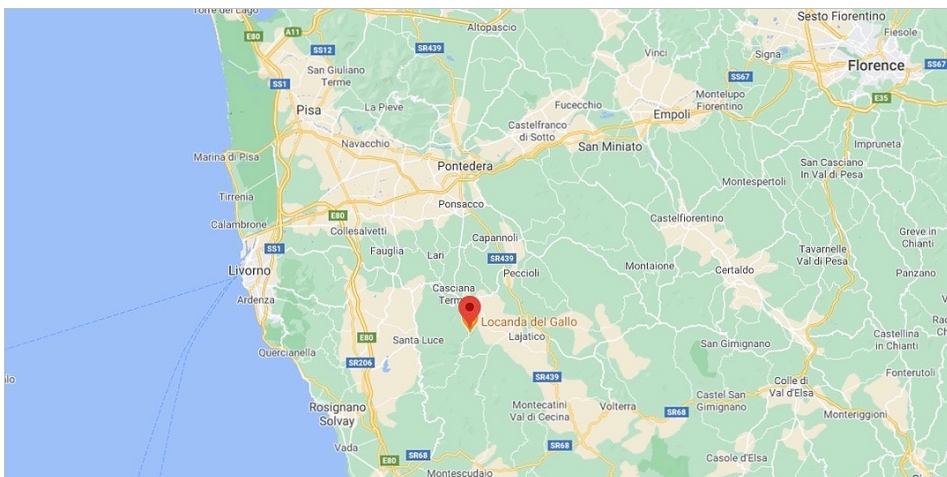
Asking price	€ 149.500
Purchase tax and public fees	€ 3.426
Stamp duty and registration fee	€ 1.067
Notary	€ 1.794
Technical documentation (geometra)	€ 1.554
Agent commission	€ 4.485
VAT (on notary, technical documentation and agent fee)	€ 1.721
Total transaction costs	€ 14.047
Total purchase costs	€ 163.547

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

We're very sorry!
Floor plans are not available at the moment.
Please contact us for further information.

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

Perfect location close to alle necessities in the town center

A private parking space belongs to the property - it is possibile to drive up to the main door for loading and unloading

The apartment is located on the building's top floor. the last part of the staircase is private, and can be locked by a door.

The staircase is thus suited for a wardrobe and can be used for storage when you are not present.

SURROUNDING AREA

The apartment is located in the village Chianni. Here you find a nice square with good restaurants, typical coffee bars and lots of mini markets and shops.

Chianni has an amazing location in the beautiful landscape of the hills of Pisa, with short distance to the sea and Tuscany's beautiful beaches, famous medieval towns such as San Gimignano and Volterra and the bigger cities Pisa and Livorno. The beautiful, green national park Maremma is close by, and so is the famous wine area Bolgheri.

Chianni is only 40 km. from the airport of Pisa, and about an hour's drive from the airport of Florence.

PROPERTY INFORMATION

Location	Chianni
Province	PI
Region	Toscana
Property type	Apartment
Year built (estimated)	2009
Year restored	2009
Surface area (sqm)	16
Living space (sqm)	57
Levels	1
Bedrooms	1
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	No
Basement	No
Garden	No
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	285
View	City/town, hills, nature
Access road to property	Paved road
Distance from main road (meters)	30
Nearest airport	Pisa
Distance to nearest airport (km)	40
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Pisa, Volterra, Livorno, Firenze