



Chianni

PI - Toscana

Beautifully restored
apartment in typical Tuscan
farmhouse

€ 418.000

The two-story, 104 m2 apartment consists of a ground floor with an open plan kitchen (brand new) and living room, one large bedroom and a bathroom; a first floor with another spacious bedroom and a second bathroom. The outdoor living space consists of a large, covered terrace and a private garden, from which you can enjoy the stunning views of the surrounding Tuscan landscape.

The house has been tastefully decorated with brand new furniture, linen etc., which are included in the price.

From the garden and pools you can enjoy the Tuscan landscape, characterized by olive groves, wine fields and rolling hills.

2019	2	2	2	3	40	104	B

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

ChangeHome
... Real Estate

REF. NR.
CH 106

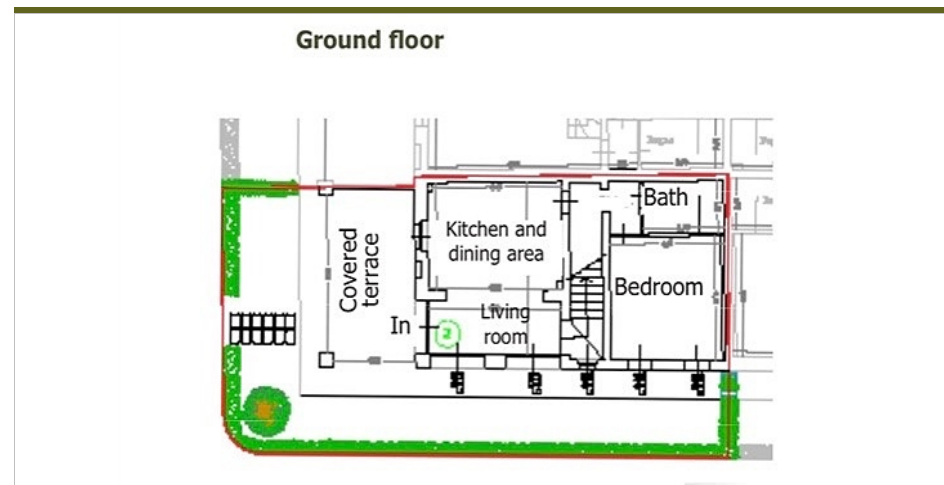
PROPERTY TYPE
Semi-detached house

COST OVERVIEW when buying a "seconda casa"

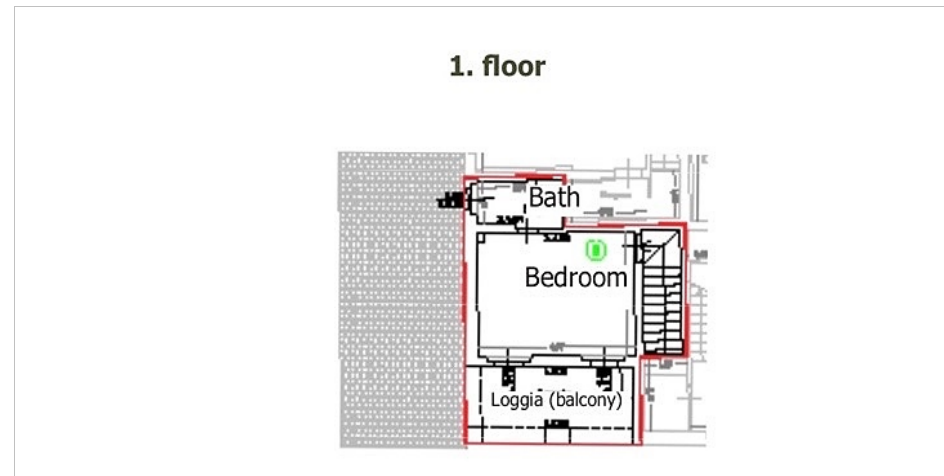
Asking price	€ 418.000
Purchase tax and public fees	€ 6.193
Stamp duty and registration fee	€ 1.067
Notary	€ 5.016
Technical documentation (geometra)	€ 4.347
Agent commission	€ 12.540
VAT (on notary, technical documentation and agent fee)	€ 4.817
Total transaction costs	€ 33.980
Total purchase costs	€ 451.980

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.



REF. NO.
CH 106

PROPERTY TYPE
Semi-detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property was renovated in 2019 and has never been inhabited

The brand new artisan kitchen is included in the price

The house has been tastefully decorated with brand new furniture, linen etc., which are included in the price

The property is part of a healthy homeowners association with an administrator (nominated by the owners) and a gardener/caretaker who looks after the place year round

The two heated pools are owned by the homeowners association, and can be equally used by all owners

The property is suited for vacation rentals, during periods where you do not use it yourself. Possibility for management and cleaning agreement.

SURROUNDING AREA

The apartment is located in the village Rivalto, only a couple of kilometers from 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	Semi-detached house
Year built (estimated)	2019
Year restored	2019
Surface area (sqm)	40
Living space (sqm)	104
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	2
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes - shared
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	B
Height above sea level (meters)	280
View	Hills, nature
Access road to property	Gravel road
Distance from main road (meters)	1000
Nearest airport	Pisa
Distance to nearest airport (km)	40
Nearest grocery store (km)	4
Nearest restaurant (km)	4
Cities nearby (less than 1 hour)	Pisa, Volterra, Livorno, Firenze