



# Vinci

FI - Toscana

€ 189.000

Very nice stone house with a fantastic view at Vinci

This charming 2 storey stone house is located as the end house of a property with a total of 3 homes a few km from Leonardo da Vinci's birthplace and the town of Vinci in the heart of Tuscany. From here, there is the most wonderful view of the beautiful Tuscan countryside with olive trees and vineyards and breathtaking hills and towns far on the horizon.

The house, which is an old stone house, was thoroughly restored in 2007 and has since been very well maintained through the years. It has two large, private terraces - perfect for a break during hot summer months.

The property is in every way a little gem with approx. 1800 sqm. land with olive trees, from which you can make your own amazing olive oil!

2007	2	1	2	2	1780	59	G

Via Giovanni XXIII, 18  
50059 Vinci (FI)

Tel. +39 0571 56253

[www.ChangeHome.com](http://www.ChangeHome.com)  
[RealEstate@ChangeHome.com](mailto:RealEstate@ChangeHome.com)

P.IVA & C.F.: 07041950481

**ChangeHome**   
... Real Estate

REF. NR.  
**CH 108**

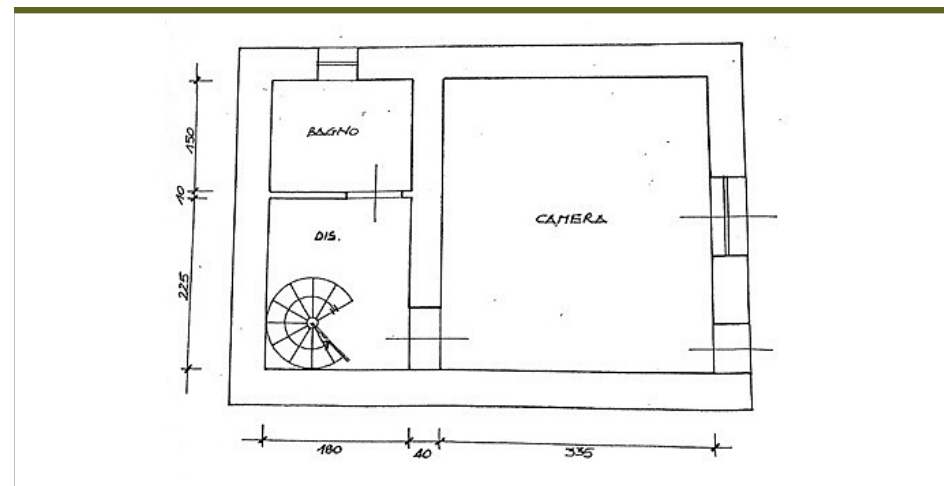
PROPERTY TYPE  
**Semi-detached house**

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

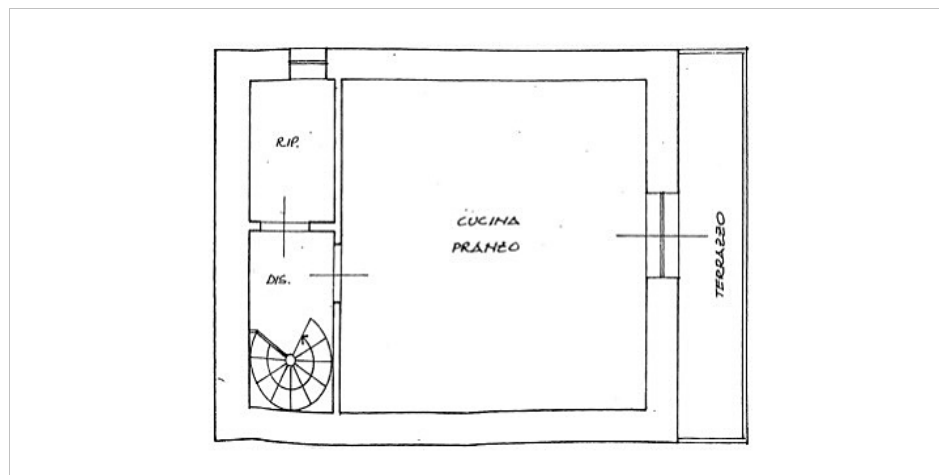
Asking price	€ 189.000
Purchase tax and public fees	€ 2.254
Stamp duty and registration fee	€ 1.067
Notary	€ 2.268
Technical documentation (geometra)	€ 1.965
Agent commission	€ 5.670
VAT (on notary, technical documentation and agent fee)	€ 2.177
Total transaction costs	€ 15.401
<b>Total purchase costs</b>	<b>€ 204.401</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.



REF. NO.  
**CH 108**

PROPERTY TYPE  
**Semi-detached house**



## GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property was completely and tastefully renovated in 2007, and was originally part of an old olive oil farm.

To the property belongs two large terraces, with a lovely view, of which one has a small outdoor kitchen.

The other terrace can easily be shielded off from the surrounding properties, to ensure absolute privacy.

On the property is a small tool shed, which also has plenty of room for outdoor cushions when you are not using them. Current owner has built a small outdoor shower in connection with the shed.

The main heat source is a closed fire place.

The house is completely move-in ready.

## SURROUNDING AREA

The property is located only a couple of kilometers from the town of Vinci, birth place to the famous artist, Leonardo da Vinci.

About one km. from the property lies the small village of Fornello, where there's a coffee bar and a pizzeria.

In Vinci you will find a good selection of restaurants, shops and a small supermarket. The town has a weekly market and there are many cultural offers throughout the year.

The area is the perfect base for excursions, whether you want to go to the beach, go sightseeing or want to visit a vineyard or an olive mill.

The cities, Florence, Pistoia, Montecatini Terme and Prato, are all less than an hour drive from the property - the same goes for the airport of Florence and Pisa, while the airport of Bologna is only an hour and a half away.

## PROPERTY INFORMATION

Location	Vinci
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	2007
Year restored	2007
Surface area (sqm)	1780
Living space (sqm)	59
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	Yes
Basement	No
Garden	No
Swimming pool	No
Parking	Yes
Primary heat source	Wood stove and electricity
Energy label (EU)	G
Height above sea level (meters)	257
View	Olive grove, hills, nature
Access road to property	Gravel road
Distance from main road (meters)	500
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pistoia, Montecatini, Prato