



Gambassi Terme

FI - Toscana

€ 250.000

Cozy holiday home in beautiful "borgo" with shared pool area and a wonderful view

Recently built stone house, in a cozy village with shared pool facilities, near the medieval town of Gambassi Terme. The property is located in peaceful, green settings, with a wonderful view of the hilly, tuscan countryside.

The house consists of a large kitchen and dining space, two bedrooms and a nice bathroom. From behind house, you have access to a small storage room, perfect for keeping garden tools and outdoor furniture. The shared pool area as well as the complex's parking facilities are located less than 2 minutes from the house.

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ChangeHome
... Real Estate

REF. NR.
CH 110

PROPERTY TYPE
Newly built stone house

COST OVERVIEW when buying a "seconda casa"

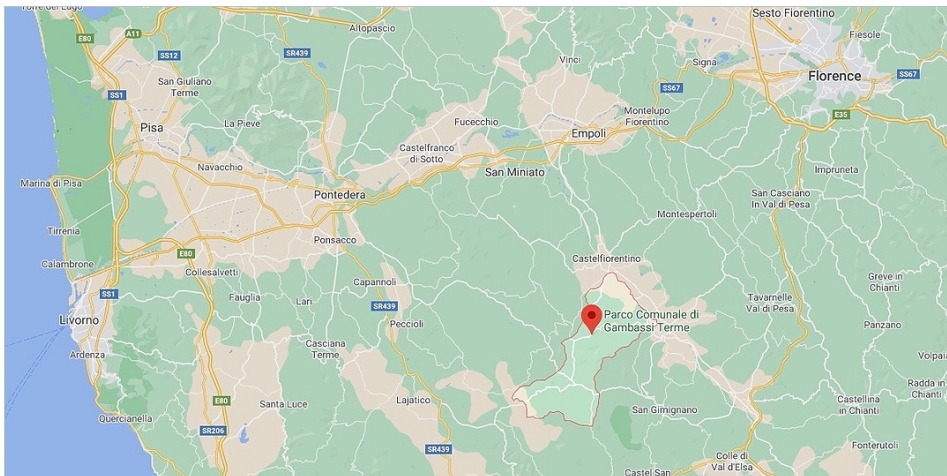
Asking price	€ 250.000
Purchase tax and public fees	€ 3.074
Stamp duty and registration fee	€ 1.067
Notary	€ 3.000
Technical documentation (geometra)	€ 2.600
Agent commission	€ 7.500
VAT (on notary, technical documentation and agent fee)	€ 2.882
Total transaction costs	€ 20.123
Total purchase costs	€ 270.123

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

The newly constructed house is part of a small vacation complex, with access to shared facilities, such as a large swimming pool with panoramic view.

A large parking place, with plenty of parking spaces, is located only a few meters from the house.

The house is suitable for vacation rentals, when you do not use it yourself.

SURROUNDING AREA

In Gambassi Terme, approx. a 15 minute drive from the house, you find a great selection of coffee bars, restaurants, store ecc., and every tuesday, year round, there's a local market in the town center, where you can buy anything from shoes and clothing to fruit and vegetables and local specialties.

Gambassi Terme is a famously known spa town, dating back to ancient times, when the Romans would visit the place in seek of relaxation and therapy. Nowadays there is a broad selection of spa and wellness centers in the area, for those looking to pamper themselves.

PROPERTY INFORMATION

Location	Gambassi Terme
Province	FI
Region	Toscana
Property type	Newly built stone house
Year built (estimated)	2016
Year restored	2017
Surface area (sqm)	50
Living space (sqm)	56
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes - shared
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	350
View	Nature, hills
Access road to property	Gravel road
Distance from main road (meters)	3000
Nearest airport	Firenze
Distance to nearest airport (km)	50
Nearest grocery store (km)	10
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Volterra, Firenze, San Gimignano