



Fornello, Vinci

FI - Toscana

€ 179.000

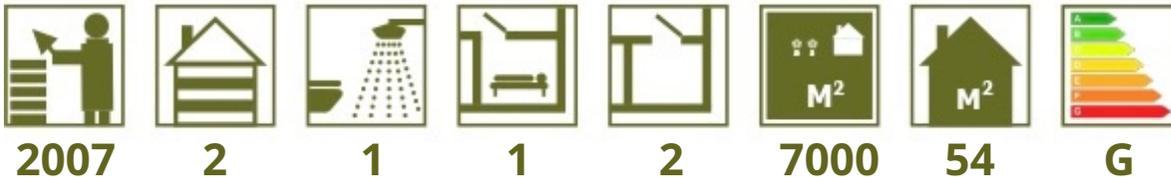
Charming restored barn with great outdoor spaces and an impressive view

Only a few kilometers from the birth place of Leonardo da Vinci, in the middle of the beautiful Montalbano landscape, among olive trees and vineyards and with the most amazing view, lies this charming old barn in stone.

The large, completely private terrace invites relaxation and is the perfect place to enjoy dinners with the family or entertain guests, with the stunning view as a perfect backdrop. From the terrace, you enter a large, cozy open room with a living area with fireplace and a modern, functional kitchen with all necessities.

A spiral staircase leads to a large bedroom and a bathroom.

A 7000 sqm plot of land of forest and olive trees belongs to the house, offering the opportunity to make your own delicious olive oil.



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 115

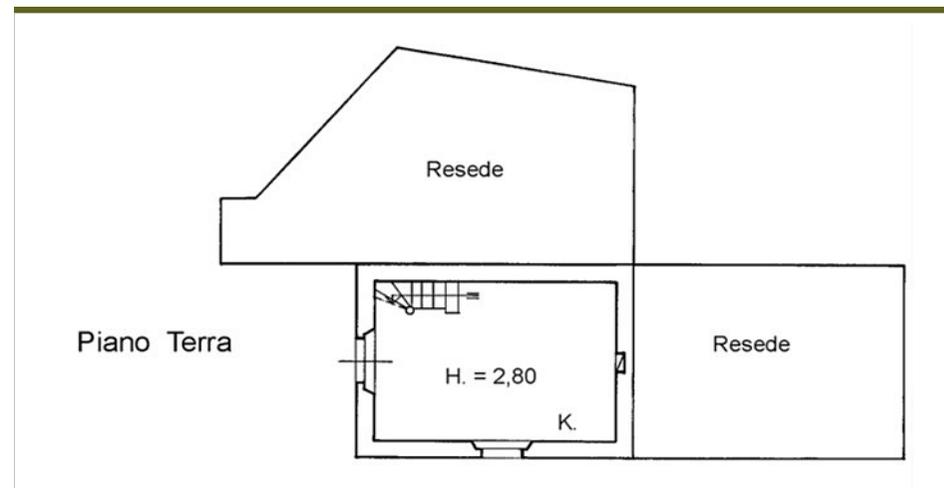
PROPERTY TYPE
Restored barn

COST OVERVIEW when buying a "seconda casa"

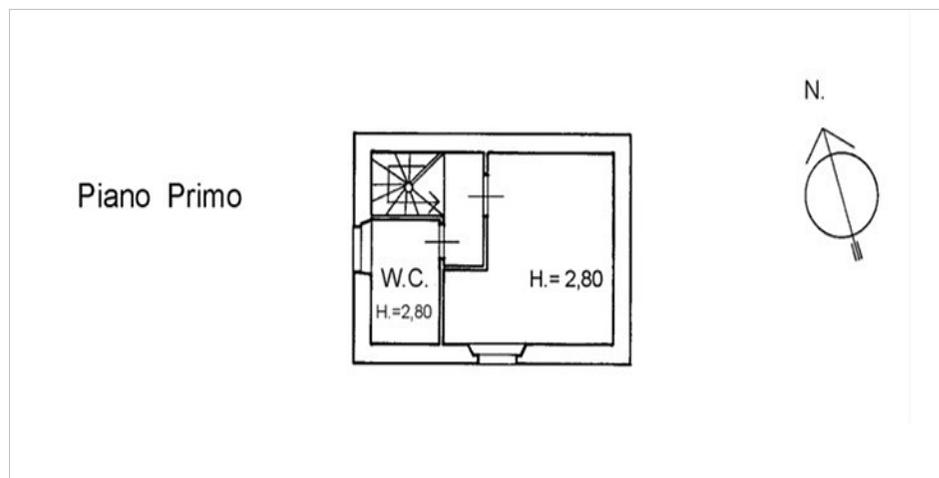
Asking price	€ 179.000
Purchase tax and public fees	€ 3.338
Stamp duty and registration fee	€ 1.067
Notary	€ 2.148
Technical documentation (geometra)	€ 1.861
Agent commission	€ 5.370
VAT (on notary, technical documentation and agent fee)	€ 2.062
Total transaction costs	€ 15.846
Total purchase costs	€ 194.846

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 115

PROPERTY TYPE
Restored barn



GENERAL INFORMATION AND ADDITIONAL BENEFITS

To the property belongs approximately 7000 sqm land, which is a mix of woodland and olive grove and does not require much maintenance.

The wonderful terrace has been divided into cozy areas, and it is absolutely suitable for establishing a nice outdoor kitchen with grill and pizza oven, creating even more occasions for using the outdoor areas and enjoying the beautiful view.

the house has been cleverly divided, with a bedroom and bathroom upstairs, and an open kitchen and living room downstairs, from where there is access to the property's amazing outdoor space.

The main heating source is a wood burner.

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	Fornello, Vinci
Province	FI
Region	Toscana
Property type	Restored barn
Year built (estimated)	2007
Year restored	2007
Surface area (sqm)	7000
Living space (sqm)	54
Levels	2
Bedrooms	1
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	No
Garden	No
Swimming pool	No
Parking	Yes
Primary heat source	Wood stove
Energy label (EU)	G
Height above sea level (meters)	120
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