



# Chianni

PI - Toscana

**Charming semi-detached house  
with private garden and  
driveway**

**€ 270.000**

This charming semi-detached house, part of an old Tuscan farm, is located just a few kilometers from the village of Chianni.

The house has been cleverly separated from the other properties, with a tall hedge, and has its own driveway and access to a large, private garden, making it feel like a detached house .

It consists of three bedrooms, one bathroom, a large, cozy living room and a large dining kitchen. In connection with the house's cozy terrace is a small annex on two floors, where preparations have already been made for the establishment of a small kitchen and a bathroom. From the house's large garden there is a beautiful view, where it is possible to establish a swimming pool.

1900	2	1	3	5	500	110	G

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REF. NR.  
CH 122

PROPERTY TYPE  
Semi-detached house

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

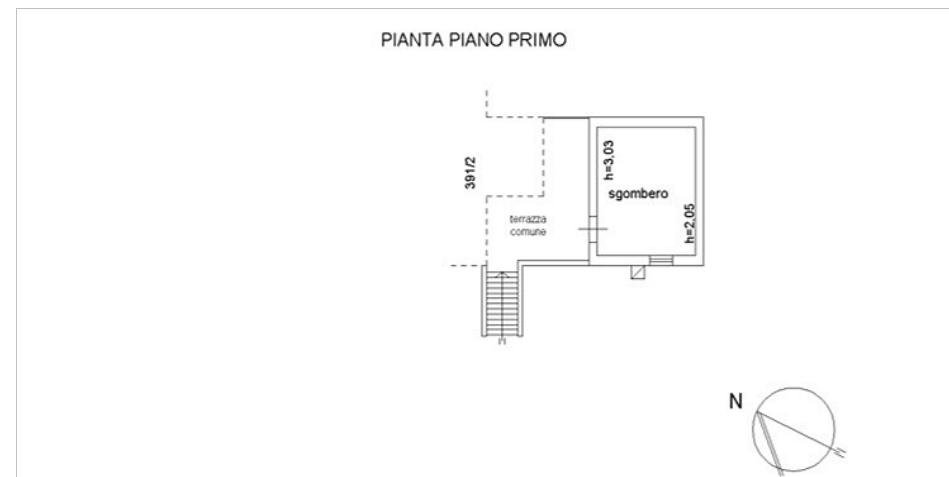
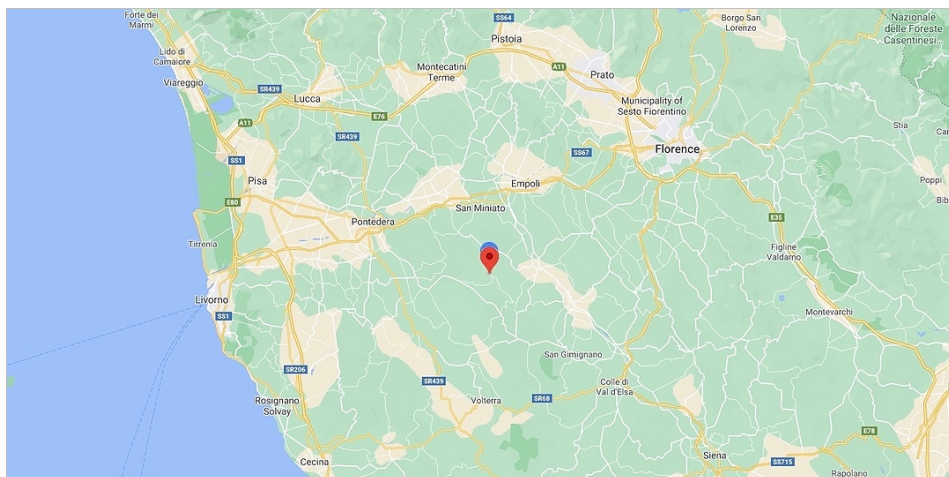
Asking price	€ 270.000
Purchase tax and public fees	€ 3.074
Stamp duty and registration fee	€ 1.067
Notary	€ 3.240
Technical documentation (geometra)	€ 2.808
Agent commission	€ 8.100
VAT (on notary, technical documentation and agent fee)	€ 3.111
Total transaction costs	€ 21.400
<b>Total purchase costs</b>	<b>€ 291.400</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.





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### GENERAL INFORMATION AND ADDITIONAL BENEFITS

It is possible to build a swimming pool in the private garden.

Connected to the terrace is a small two-level annex, which can easily be converted into a small apartment.

Pipes and electricity for kitchen, bathroom etc. has already been installed.

### SURROUNDING AREA

The house is located on the outskirts of the Tuscan 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	Semi-detached house
Year built (estimated)	1900
Year restored	
Surface area (sqm)	500
Living space (sqm)	110
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	1
Balcony	
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	280
View	Olive grove, nature, hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Pisa
Distance to nearest airport (km)	45
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Pisa, Livorno