



# Sorana

PT - Toscana

€ 380.000

Beautiful Tuscan farm house,  
restored with respect for the  
original style

This well-preserved stone house is located in the beautiful settings in the area known as Svizzera Pesciatina, at the foot of the Apennines, near Pescia and Pistoia. The house has many fine details, and has been renovated with great respect for the original style with exposed ceiling beams, original doors, terracotta floors and raw stone walls, both indoors and outdoors. There are 4 large bedrooms, as well as a smaller room which can be used as a room or a study; 3 bathrooms; large kitchen; dining areas and a living room. The location of the property ensures you privacy, without being completely isolated. In the garden, from which you enjoy a breathtaking, undisturbed view, there's a pool with a wooden deck, that can be used during the summer months.

1900	2	3	5	10	10000	240	G

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REF. NR.  
**CH 123**

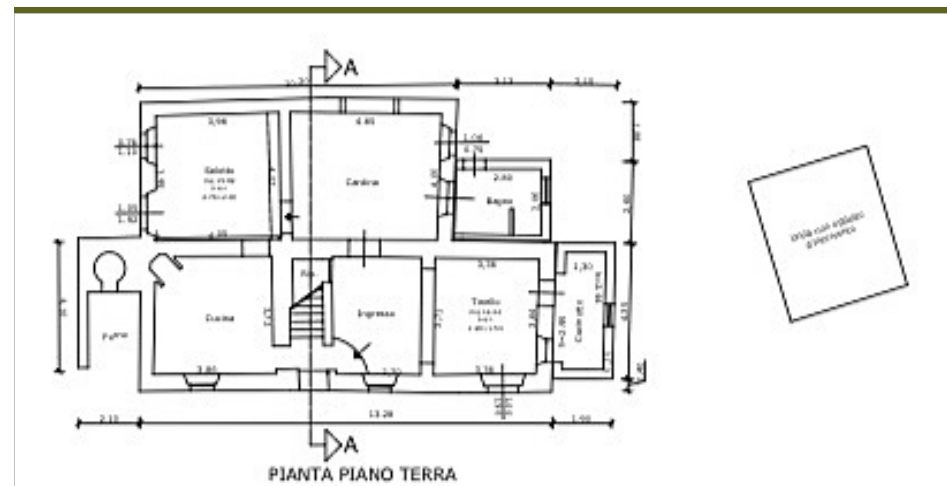
PROPERTY TYPE  
**Restored farm house**

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

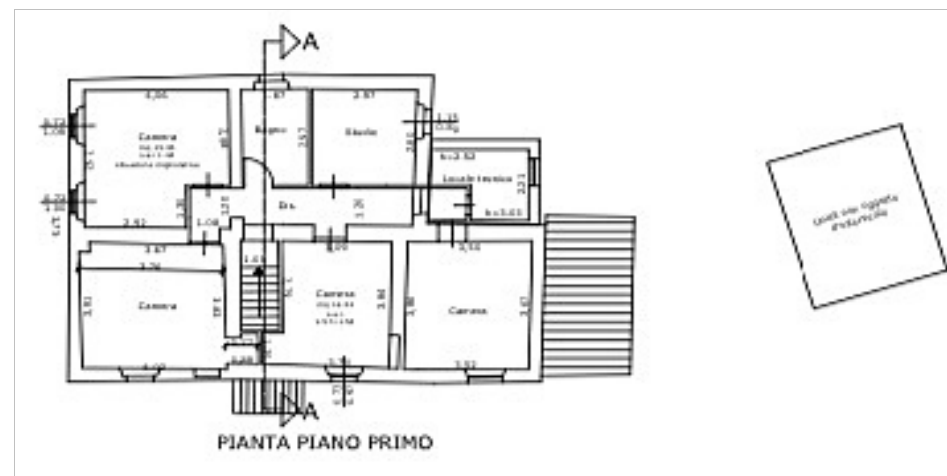
Asking price	€ 380.000
Purchase tax and public fees	€ 6.442
Stamp duty and registration fee	€ 1.067
Notary	€ 4.560
Technical documentation (geometra)	€ 3.952
Agent commission	€ 11.400
VAT (on notary, technical documentation and agent fee)	€ 4.380
Total transaction costs	€ 31.801
<b>Total purchase costs</b>	<b>€ 411.801</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

The property is completely and tastefully restored, and is move in ready. Many of the old stone walls inside the house have been beautifully preserved, as well as many other of the original details of the house.

On the property is an above ground swimming pool, with a wooden deck. The pool needs to be emptied during winter and refilled with water for the spring and summer season. Possibility to request a permit for building a swimming pool in the property.

### SURROUNDING AREA

The property is located approximately five kilometers from the town of Pescia, near the famous spa town Montecatini Terme and the beautiful city Pistoia. The area is known for its beautiful and green scenery, often compared to the Swiss landscape, called Swiss Pesciatina. The author of the world known book about Pinocchio, is from the area.

The property is the second last house at the end of a narrow gravel road, less than two kilometers from the small town of Sorana, where there is a small bar.

The distance to both of the two main airports of Tuscany, Florence and Pisa, is pretty much the same - about one hour by car.

### PROPERTY INFORMATION

Location	Sorana
Province	PT
Region	Toscana
Property type	Restored farm house
Year built (estimated)	1900
Year restored	
Surface area (sqm)	10000
Living space (sqm)	240
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	3
Balcony	
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Electricity
Energy label (EU)	G
Height above sea level (meters)	80
View	Mountains, hills, nature
Access road to property	Gravel road
Distance from main road (meters)	1500
Nearest airport	Firenze
Distance to nearest airport (km)	55
Nearest grocery store (km)	5
Nearest restaurant (km)	5
Cities nearby (less than 1 hour)	Pistoia, Prato, Montecatini, Lucca