



Montaione

FI - Toscana

€ 319.000

Country house with swimming pool in the truffle area near San Miniato

This beautifully renovated country house, with a total of 4 rooms - of which 3 are bedrooms - and 3 bathrooms, is situated in the beautiful area of Montaione, where there are many bicycle paths and walking trails.

The house is located in a small enclave of a total of 3 homes, of which this one is well placed with garden on 3 sides.

The garden is an enclosed, secluded garden that is easily maintainable, and has a lovely pool.

The property is located in an area famous for the most delicious truffles, near the beautiful town of San Miniato - right in the middle of Tuscany.

2004	2	3	3	4	4400	150	G

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REF. NR.
CH 124

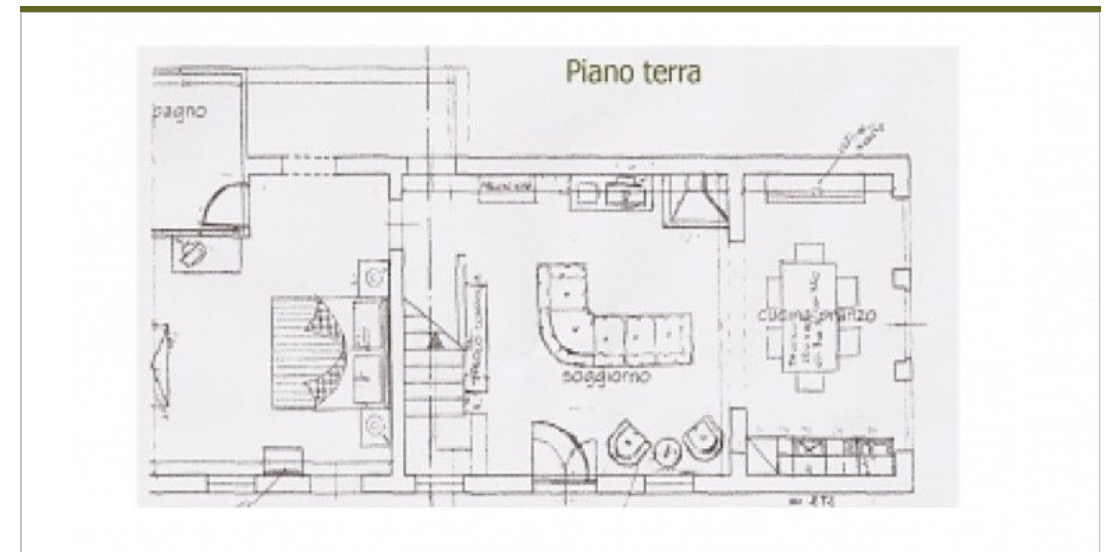
PROPERTY TYPE
Semi-detached house

COST OVERVIEW when buying a "seconda casa"

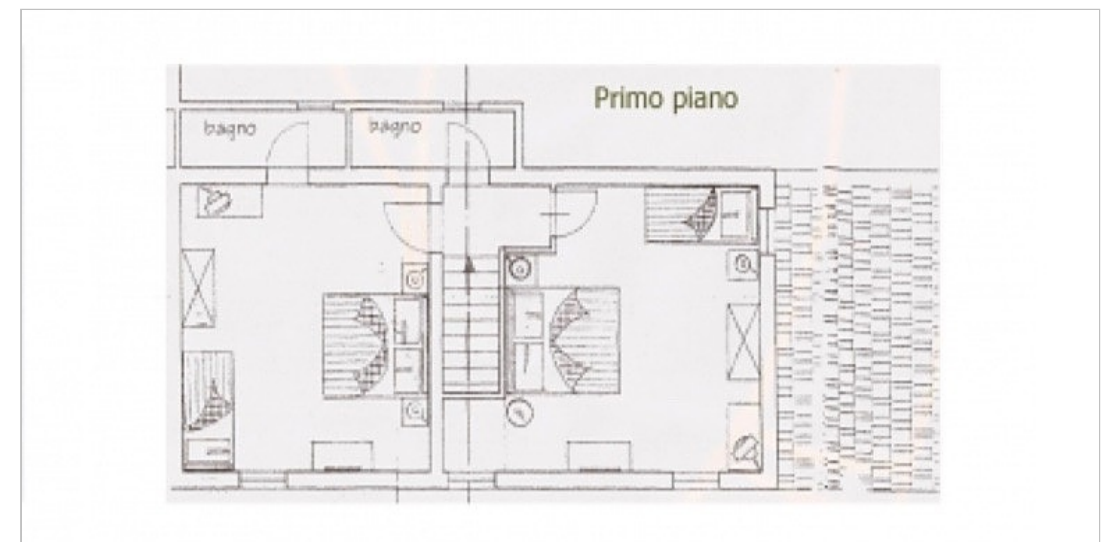
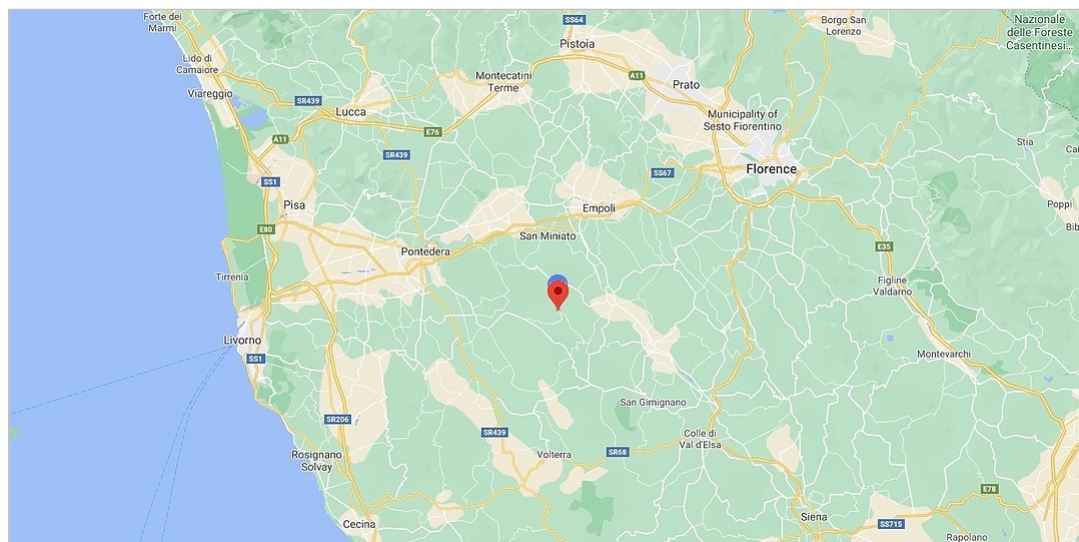
Asking price	€ 319.000
Purchase tax and public fees	€ 9.224
Stamp duty and registration fee	€ 1.067
Notary	€ 3.828
Technical documentation (geometra)	€ 3.317
Agent commission	€ 9.570
VAT (on notary, technical documentation and agent fee)	€ 3.676
Total transaction costs	€ 30.682
Total purchase costs	€ 349.682

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 house is an original, incredibly well kept Tuscan farm house, with bathrooms and kitchen in great conditions. From the house there is a view of the beautiful green landscape.

The house is connected to public electricity and water providers, while the sewerage is connected to a private septic tank. The property is not connected to the telephone network.

the building has double glazed windows and a private heating system - European energy label G.

SURROUNDING AREA

The property is located at the end of a long gravel road, right between the two towns Montaione and San Miniato - known for it's delicious truffles - in one of Tuscany's most beautiful and spurgt after areas.

The property is close to everything, and you have numerous excursion destinations, within just a short distance.

The perfect place for trekking and cycling, as there are a number of tracking and bike paths in the area.

PROPERTY INFORMATION

Location	Montaione
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	2004
Year restored	2004
Surface area (sqm)	4400
Living space (sqm)	150
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	342
View	Hills, nature
Access road to property	Gravel road
Distance from main road (meters)	2000
Nearest airport	Firenze
Distance to nearest airport (km)	55
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Montaione, Firenze, Volterra, San Gimignano