



# Santa Lucia, Vinci

FI - Toscana

€ 450.000

Lovely and spacious country house in beautiful settings

Just a short distance from Vinci and a few minutes away from Leonardo da Vinci's birthplace we find this lovely country house surrounded by woods and olive groves. The location of the house guarantees privacy and tranquillity as it is located at the end of a short dirt road. The main house is very well preserved and maintains some wonderful details from the original, historic house.

On the other side of the courtyard there is a smaller house - the old Fienile - with two floors and a big external pergola where country life can be enjoyed with family and friends. In addition to the garden there is also a big olive grove and a beautiful view of the surrounding hills of Vinci and the small village of Sant'Amato.

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REF. NO.  
CH 128

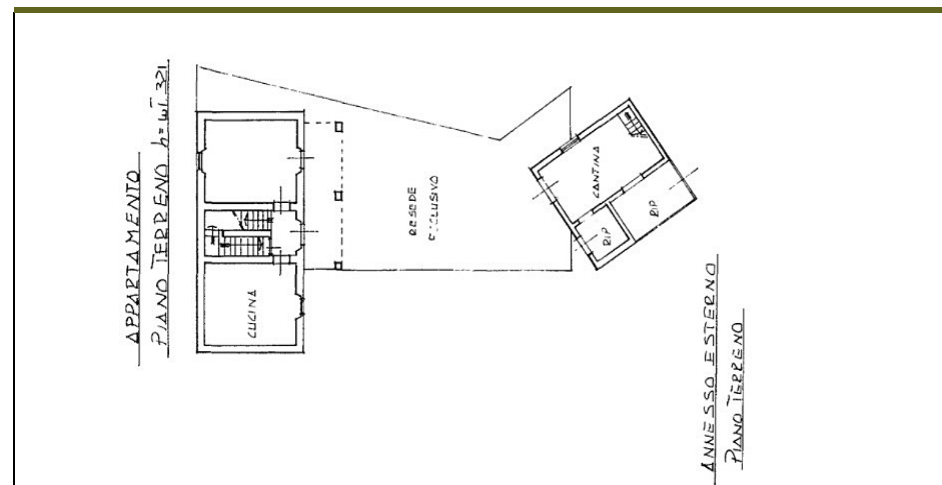
PROPERTY TYPE  
Detached house

## COST OVERVIEW when buying a "seconda casa"

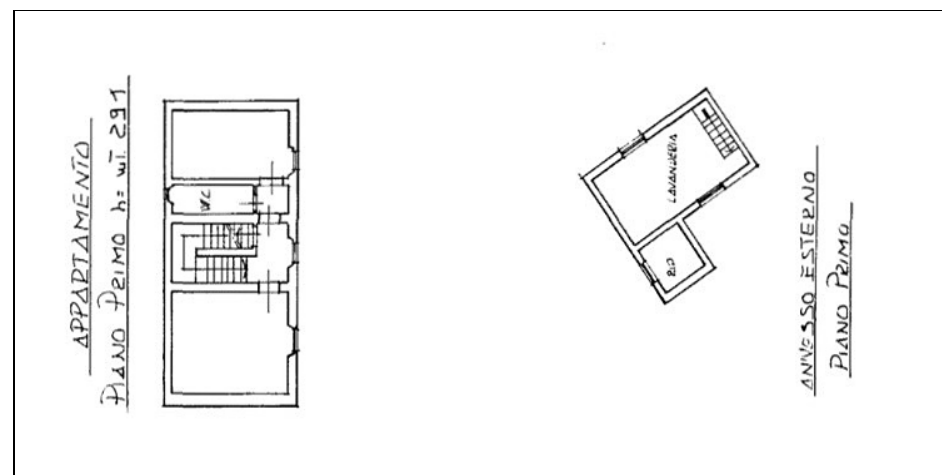
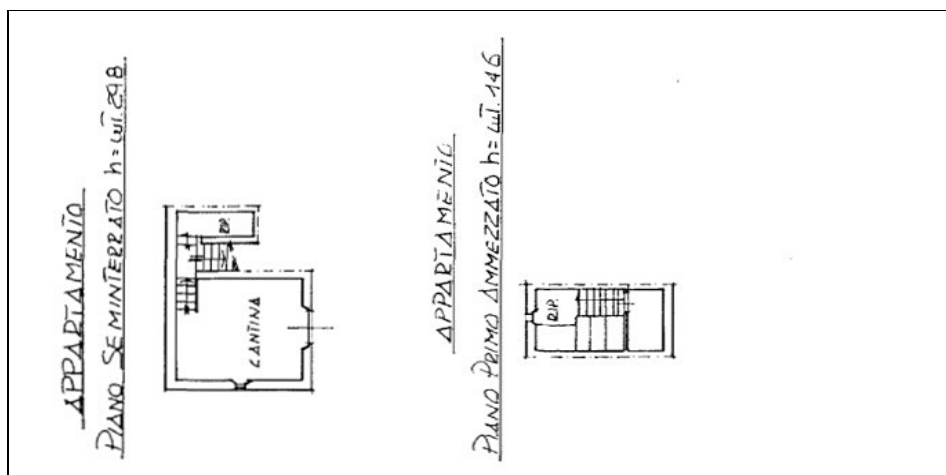
Asking Price	€ 450.000
Purchase tax and public fees	€ 7.964
Stamp duty and registration fee	€ 1.067
Notary	€ 5.400
Technical documentation (geometra)	€ 4.680
Agent commission	€ 13.500
VAT (on notary, technical documentation and agent fee)	€ 5.187
Total transaction costs	€ 37.798
Total purchase costs	€ 487.798

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 consists of two main buildings - an original Tuscan farm house and an old barn, which has been restored in recent time.

The house is in overall good conditions, and there are great possibilities for making your own mark on it.

The garden and terrace has a great view of the nearby town of Sant'Amato and the beautiful landscape.

There is a possibility to establish a swimming pool, with a panoramic view, on the land just below the terrace and garden.

The property is connected to the local public electricity network.  
Water supply comes from a private well.

## 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.

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	Santa Lucia, Vinci
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year renovated	
Surface area (sqm)	20000
Living space (sqm)	200
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	110
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Pistoia, Montecatini, Prato