



Massa e Cozzile

PT - Toscana

€ 980.000

Large country estate, located in beautiful, green settings

This wonderful country estate, with a living space of 300 sqm, is located in the scenic, hilly landscape of Massa and Cozzile. The property has been completely and tastfully restored, with respect for the original style, and counts 6 bedrooms, 4 bathrooms, two large living rooms and a large kitchen, distributed between two floors. The estate has great outdoor spaces with a private swimming pool, an outdoor pergola and dining area, complete with a pizza oven, and a large piece of land with fruit trees and a small olive grove. The property is located right in the heart of Tuscany, only a short drive from popular attractions, such as Lucca, Florence, Prato and Pistoia, as well as Montecatini Terme, only a couple of kilometers away.

2005	1	4	6	10	21000	300	G

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REF. NR.
CH 130

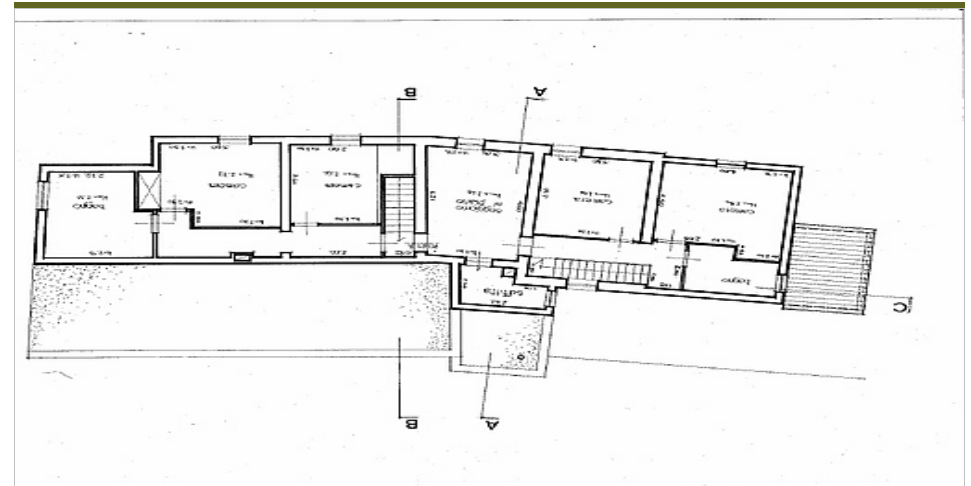
PROPERTY TYPE
Restored farm house

COST OVERVIEW when buying a "seconda casa"

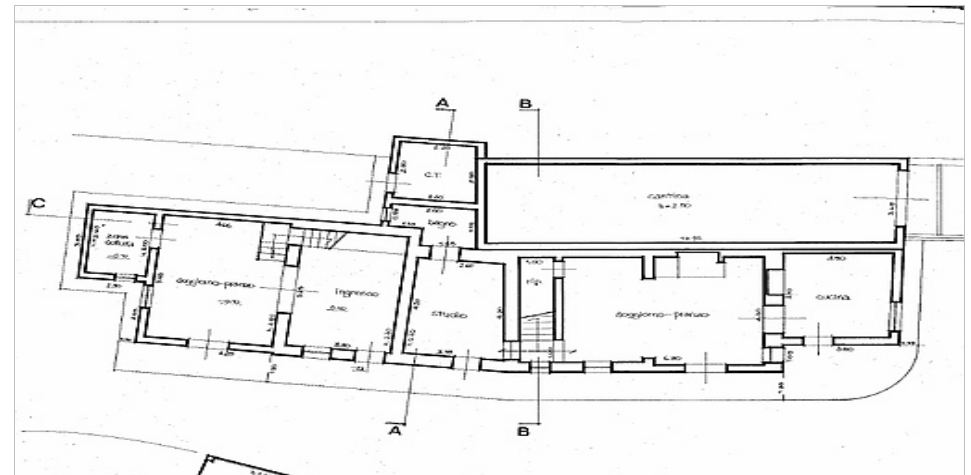
Asking price	€ 980.000
Purchase tax and public fees	€ 15.373
Stamp duty and registration fee	€ 1.067
Notary	€ 11.760
Technical documentation (geometra)	€ 10.192
Agent commission	€ 29.400
VAT (on notary, technical documentation and agent fee)	€ 11.297
Total transaction costs	€ 79.089
Total purchase costs	€ 1.059.089

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 very easy to arrive at the property, as the access road is paved and well maintained.

The property is move-in-ready and very suitable for vacation rentals, during periods where you do not stay there yourself, due to the size of the property area and the many rooms

SURROUNDING AREA

Perfectly located in the heart of Tuscany, only a short distance from the cities of Lucca, Prato, Florence and Pistoia and, of course, the spa-town of Montecatini Terme, only 7 km from the property.

It is not coincidental, that Montecatini is a popular "base" for many foreign travel agencies' trips to Tuscany, as it is easy to reach all of the regions many attractions from here, whether you wish you go to the beach, go sightseeing and shopping in a big city or visit a medieval town or a winery.

PROPERTY INFORMATION

Location	Massa e Cozzile
Province	PT
Region	Toscana
Property type	Restored farm house
Year built (estimated)	2005
Year restored	2005
Surface area (sqm)	21000
Living space (sqm)	300
Levels	1
Bedrooms	6
Bathrooms or half bathrooms	4
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	223
View	Nature, olive grove, hills
Access road to property	Paved road
Distance from main road (meters)	30
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Pistoia, Prato, Firenze, Lucca, Montecatini