



Sestino

AR - Toscana

Restored stone house with large swimming pool in the Arezzo area

€ 228.000

Typican Tuscan farm property with a nice, well restored 2-family house, divided into two separate apartments, with a living combined space of approximately 300 sqm.

The house is constructed on three levels, and is located in a tiny town, with only 4 houses, from where there is a fantastic view of the Appenine mountains.

The house has a nice garden divided into several levels, and a lovely, private swimming pool.

1890	3	2	4	5	2829	180	G

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REF. NR.
CH 135

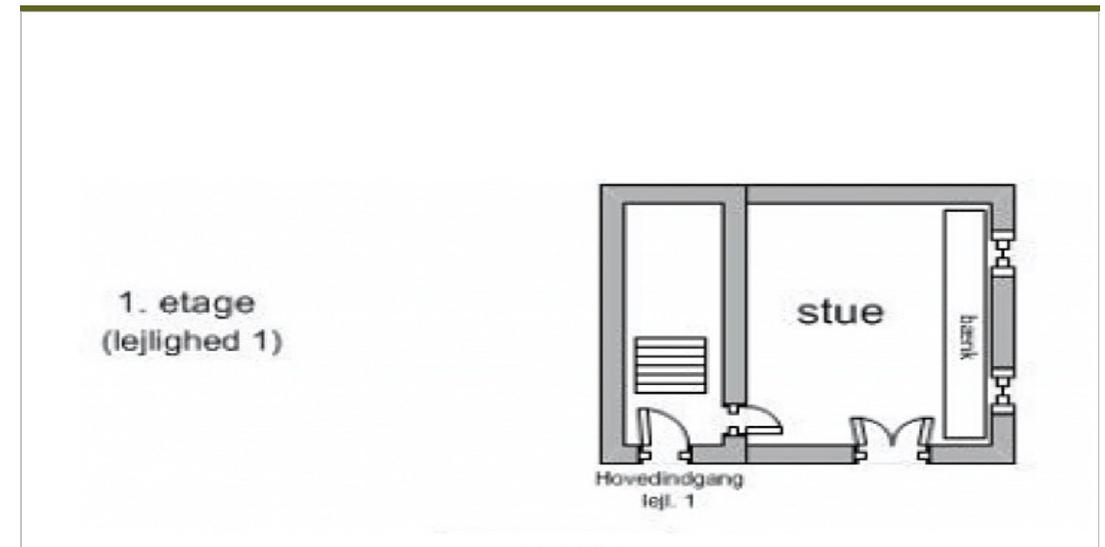
PROPERTY TYPE
Country estate

COST OVERVIEW when buying a "seconda casa"

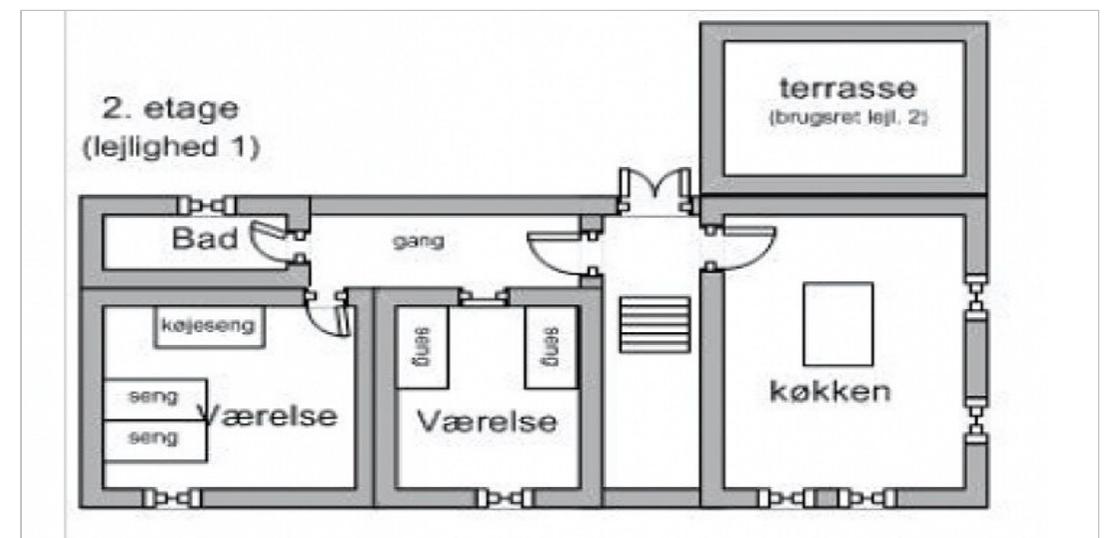
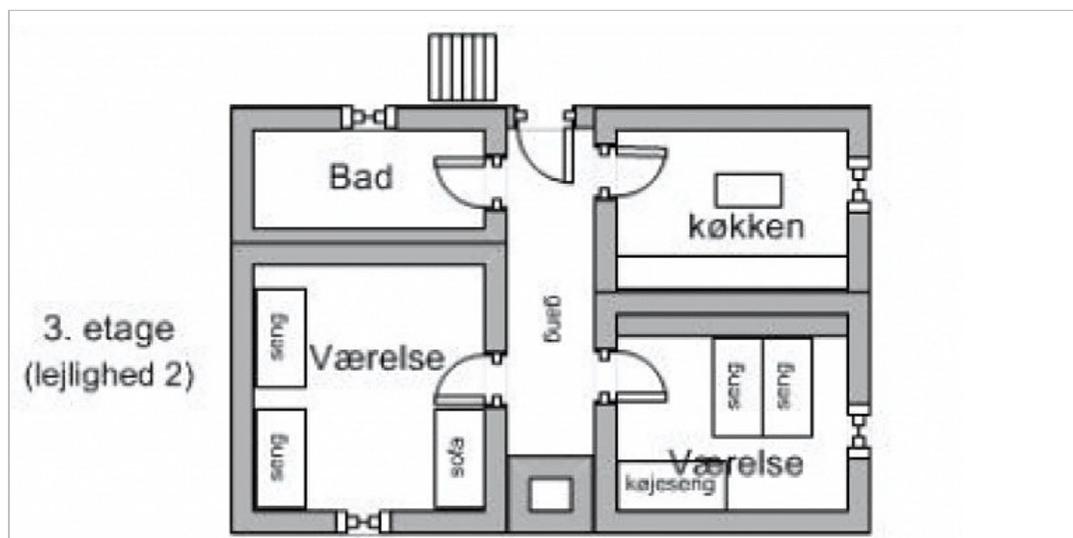
Asking price	€ 228.000
Purchase tax and public fees	€ 5.270
Stamp duty and registration fee	€ 1.067
Notary	€ 2.736
Technical documentation (geometra)	€ 2.371
Agent commission	€ 6.840
VAT (on notary, technical documentation and agent fee)	€ 2.626
Total transaction costs	€ 20.910
Total purchase costs	€ 248.910

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 stone building, kept in the style characteristic for the area.

The property is in overall good condition - the same goes for the kitchen and the bathrooms.

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.

The agreement with current owner, is that all kitchen cabinets and hardware are included in the price.

The remaining movables are not included.

SURROUNDING AREA

The property is located just outside the small village Sestino, in the beautiful area, where the regions Toscana, Umbria, Emilia-Romagna and Marche meet.

Thus, you get the best from four different worlds, and can choose between going on excursions to Tuscany's beautiful art cities, spend the day at one of Emilia-Romagna's popular beaches, go trekking in the unexplored mountain and hill landscape of Marche or have kunch at one of Umbria's wonderful lakes ecc.

In other words, the possibilities are endless and you will always have something to do here.

PROPERTY INFORMATION

Location	Sestino
Province	AR
Region	Toscana
Property type	Country estate
Year built (estimated)	1890
Year restored	?
Surface area (sqm)	2829
Living space (sqm)	180
Levels	3
Bedrooms	4
Bathrooms or half bathrooms	2
Balcony	No
Terrace	Yes
Basement	
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	456
View	Nature, hills
Access road to property	Paved road
Distance from main road (meters)	5
Nearest airport	Bologna
Distance to nearest airport (km)	160
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Sansepolcro, Arezzo, Città di Castello, Urbino