



# Larciano

PT - Toscana

€ 570.000

Beautifully restored original country house in Larciano

Very nice country house in the heart of Tuscany right between Florence and Pisa, and thus a short distance from the two Tuscan airports. The original property has been tastefully restored in 1995 with 2 good bathrooms, dining kitchen and several really good rooms.

The garden is easily manageable with its mere 2700 sqm. Here you find the swimming pool, cozy terraces and nooks and a beautiful, peaceful garden, surrounded by the stunning nature of Tuscany

1900	2	2	3	8	2700	200	G

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REF. NR.  
**CH 137**

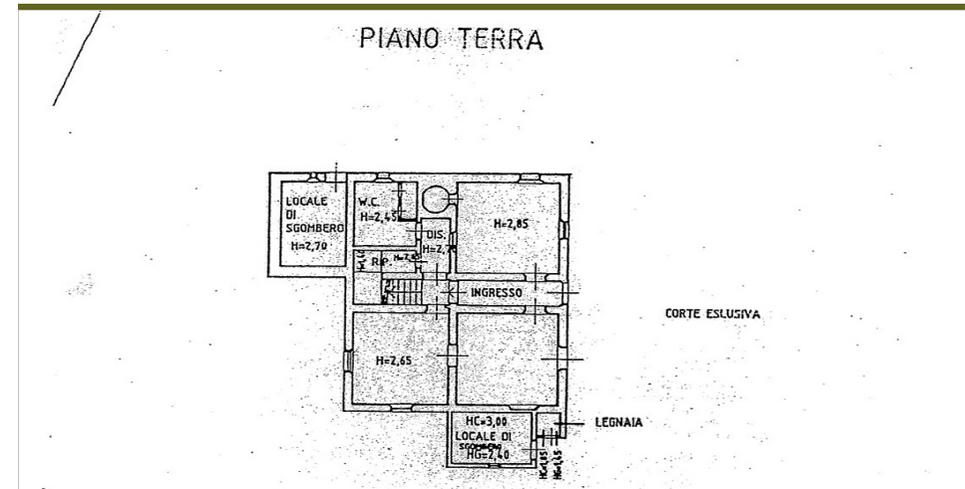
PROPERTY TYPE  
**Country house**

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

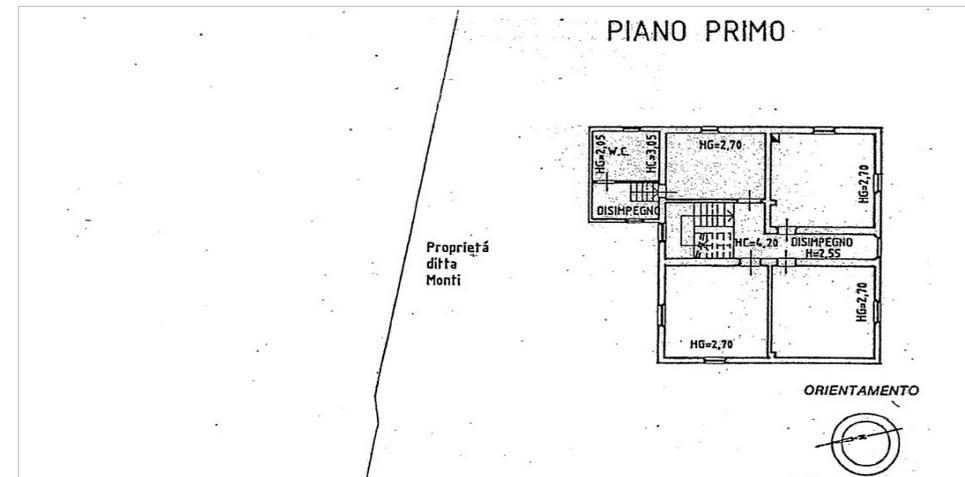
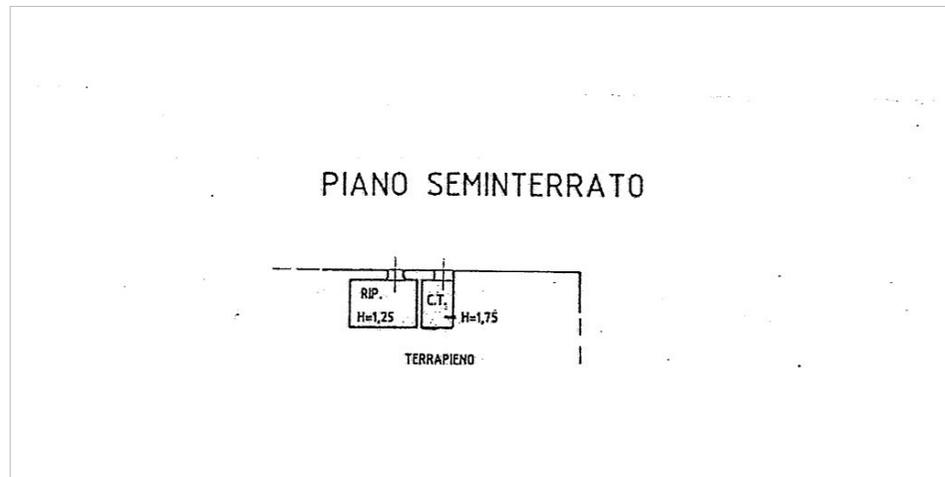
Asking price	€ 570.000
Purchase tax and public fees	€ 6.026
Stamp duty and registration fee	€ 1.067
Notary	€ 6.840
Technical documentation (geometra)	€ 5.928
Agent commission	€ 17.100
VAT (on notary, technical documentation and agent fee)	€ 6.570
Total transaction costs	€ 43.531
<b>Total purchase costs</b>	<b>€ 613.531</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.

Ejendommen er blevet helt igennem

In the lovely, peaceful garden there is a wonderful swimming pool, where you can cool down on hot summer days.

To the property belongs approximately 30 olive trees - enough to be able to produce olive oil for private use.

### SURROUNDING AREA

The property is perfectly located right in the center of Tuscany, only two kilometers from Larciano, where you will find all necessities.

Here, you're only a short drive from the village of Vinci, where the world famous Leonardo da Vinci came from, as well as the cities of Lucca, Prato, Florence, Pistoia and the popular spa-town, Montecatini Terme.

The place is the perfect base for excursions, 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 vinery.

### PROPERTY INFORMATION

Location	Larciano
Province	PT
Region	Toscana
Property type	Country house
Year built (estimated)	1900
Year restored	1995
Surface area (sqm)	2700
Living space (sqm)	200
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	2
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	
Energy label (EU)	G
Height above sea level (meters)	50
View	Olive grove, nature
Access road to property	Paved road
Distance from main road (meters)	100
Nearest airport	Firenze
Distance to nearest airport (km)	44
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Pistoia, Firenze, Prato, Montecatini