



# Chianni

PI - Toscana

€ 490.000

Typical Tuscan farm house in stone,  
located in the beautiful hilly landscape  
in the Pisa province

This beautiful, typical farmhouse in stone, is located in idyllic and unspoiled settings, offering wonderful views of the landscape of the countryside of the village of Chianni, in the Pisa province. The house is in good condition, however it is in need of a modernization. The roof and ceilings have already been restored, and each room has been prepared for the installation of heating. The property is already connected to the local water and electricity supply system. It is possible to build a swimming pool on the property. A smaller outbuilding for tools etc., with an awning and a functioning pizza oven also belongs to the property. The place is a wonderful oasis of peace and quiet, but if you want to go sightseeing or explore the area, the house is perfectly located close to Pisa, Florence, a number of medieval towns and the sea, and Chianni is close enough for you to have all necessities within reach.

1800	3	1	3	5	20000	348	G

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REF. NR.  
CH 141

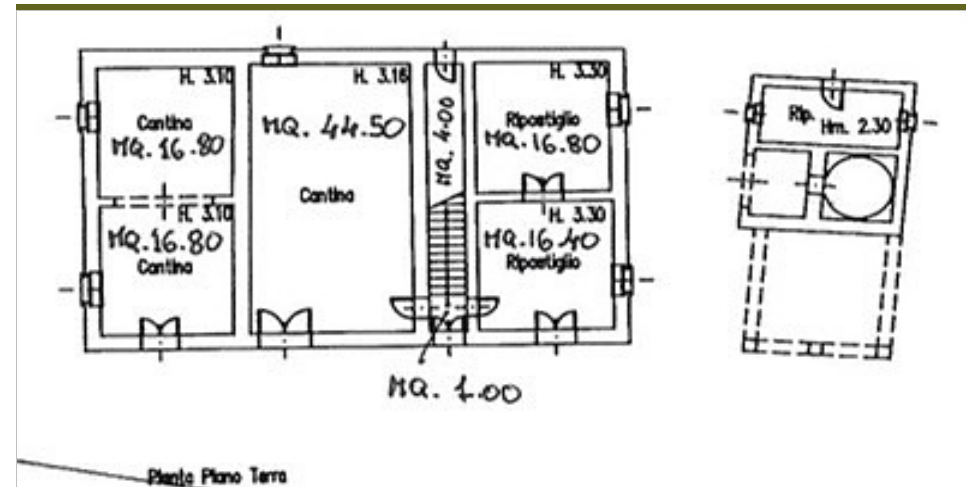
PROPERTY TYPE  
Country house

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

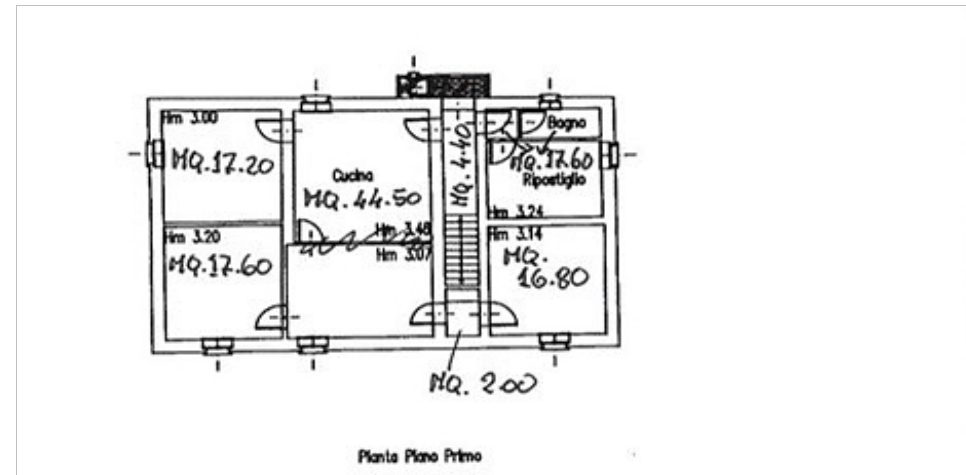
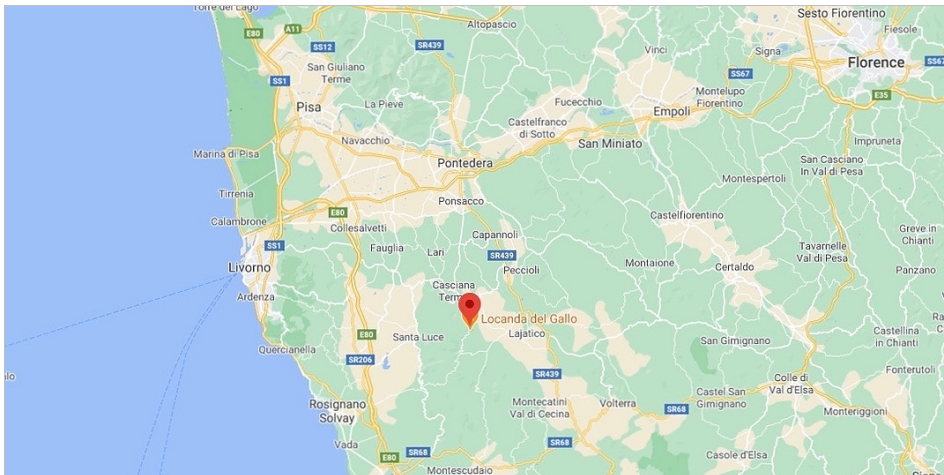
Asking price	€ 490.000
Purchase tax and public fees	€ 5.227
Stamp duty and registration fee	€ 1.067
Notary	€ 5.880
Technical documentation (geometra)	€ 5.096
Agent commission	€ 14.700
VAT (on notary, technical documentation and agent fee)	€ 5.648
Total transaction costs	€ 37.618
<b>Total purchase costs</b>	<b>€ 527.618</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.



REF. NO.  
**CH 141**

PROPERTY TYPE  
**Country house**

### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house is in good condition, however it is in need of a modernization.

The roof and ceilings have already been restored, and each room has been prepared for the installation of heating.

The property is already connected to the local water and electricity supply system.

It is possible to build a swimming pool on the property.

A smaller outbuilding for tools etc., with an awning and a functioning pizza oven also belongs to the property.

### SURROUNDING AREA

The property is located near the village Rivalto, only a couple of kilometers from Chianni. Here you find a nice square with good restaurants, typical coffee bars and lots of mini markets and shops.

Chianni has an amazing location in the beautiful landscape of the hills of Pisa, with short distance to the sea and Tuscany's beautiful beaches, famous medieval towns such as San Gimignano and Volterra and the bigger cities Pisa and Livorno. The beautiful, green national park Maremma is close by, and so is the famous wine area Bolgheri.

Chianni is only 40 km. from the airport of Pisa, and about an hour's drive from the airport of Florence.

### PROPERTY INFORMATION

Location	Chianni
Province	PI
Region	Toscana
Property type	Country house
Year built (estimated)	1800
Year restored	
Surface area (sqm)	20000
Living space (sqm)	348
Levels	3
Bedrooms	3
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	No
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	G
Height above sea level (meters)	250
View	Hills, nature
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Pisa
Distance to nearest airport (km)	35
Nearest grocery store (km)	4
Nearest restaurant (km)	4
Cities nearby (less than 1 hour)	Pisa, Livorno, San Gimignano, Volterra