



Vinci-Vitolini

FI - Toscana

€ 300.000

Beautifully preserved stone farmhouse with olive grove and lovely view in the Vinci area

Tuscan stone farmhouse with great potential, located in a wonderful and quiet area only a few minutes from Vinci and Vitolini - where all necessities are found - and close to the cities Empoli and Florence. The house is a typical, old tuscan farmhouse of approximately 170 sqm, consisting of 3 large bedrooms, a living room, two bathrooms, and a large kitchen with an original, well preserved fireplace.

The fenced property has a charming courtyard in front of the house, and a garden/land of approximately 3000 sqm, of which most is covered with olive trees. The house has a small basement, which can be transformed into a wine cellar or perhaps a workshop.

The property offers great opportunities for personalization, as it has largely remained in its original state.

1800	2	2	3	6	3000	170	G

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ChangeHome
... Real Estate

REF. NR.
CH 144

PROPERTY TYPE
Stone farmhouse

COST OVERVIEW when buying a "seconda casa"

Asking price	€ 300.000
Purchase tax and public fees	€ 4.304
Stamp duty and registration fee	€ 1.067
Notary	€ 3.600
Technical documentation (geometra)	€ 3.120
Agent commission	€ 9.000
VAT (on notary, technical documentation and agent fee)	€ 3.458
Total transaction costs	€ 24.549
Total purchase costs	€ 324.549

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

We're very sorry!
Floor plans are not available at the moment.
Please contact us for further information.

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 a well preserved, typical tuscan farmhouse, with several original details.

The house is overall in good consition, and there are plenty of opportunities to personalize it.

The garden is a small olive grove of manageable size, with a wonderful view of the beautiful hilly landscape.

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

The property is connected to the local public electricity network.

Water supply comes from a private well.

The house does currently not have a heating system.

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	Vinci-Vitolini
Province	FI
Region	Toscana
Property type	Stone farmhouse
Year built (estimated)	1800
Year restored	
Surface area (sqm)	3000
Living space (sqm)	170
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	2
Balcony	No
Terrace	No
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	G
Height above sea level (meters)	185
View	Olive grove, nature, hills
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Prato, Pistoia, Empoli