



Lamporecchio

PT - Toscana

€ 630.000

**Beautiful farm house with pool
and own organic olive oil
production**

Beautifully located country estate with stunning views and a large olive grove. The house, a typical Tuscan house in stone, has been divided into two independent apartments - a total of approximately 400 sqm living space - and is currently an agriturismo - a farm stay. The house is surrounded by beautiful nature and several cozy terraces with nice views. On the property there is also a small playground and a lovely solar panel heated swimming pool. Possibility for continuing the current owner's production of certified organic olive oil, pressed directly on the farm.

1800	2	3	4	10	26500	405	G

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

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REF. NR.
CH 145

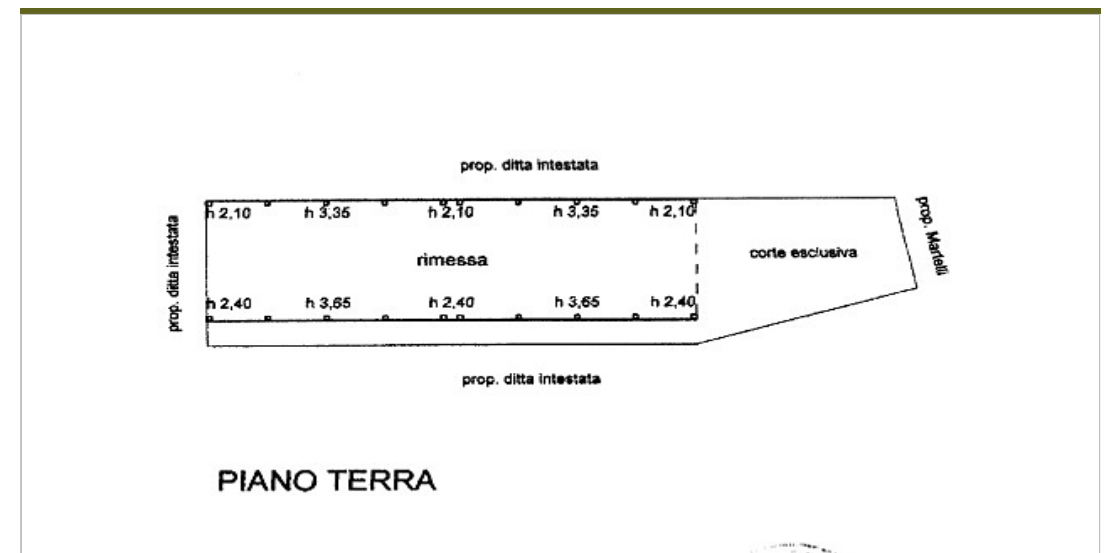
PROPERTY TYPE
Farm house

COST OVERVIEW when buying a "seconda casa"

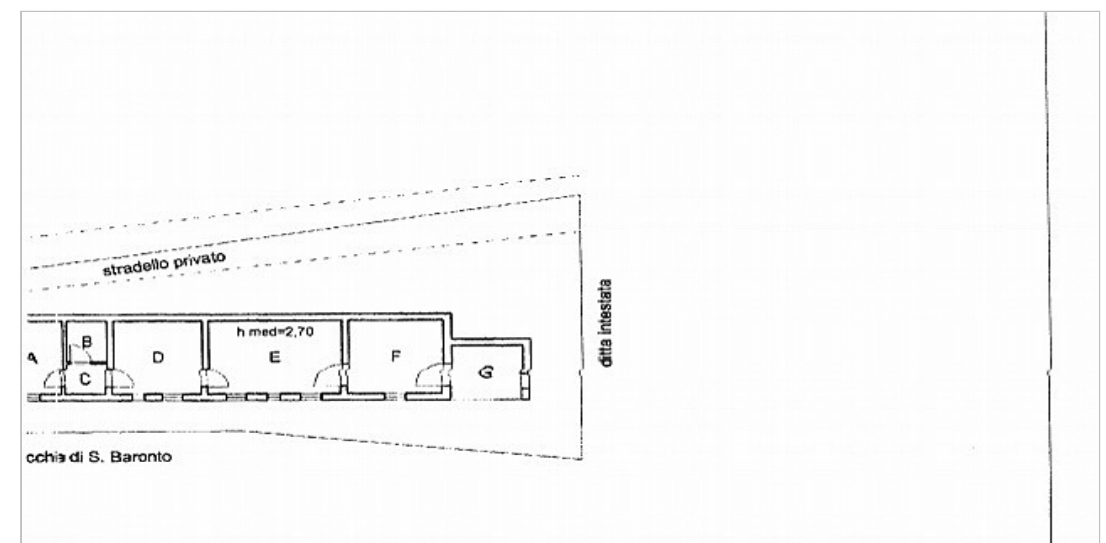
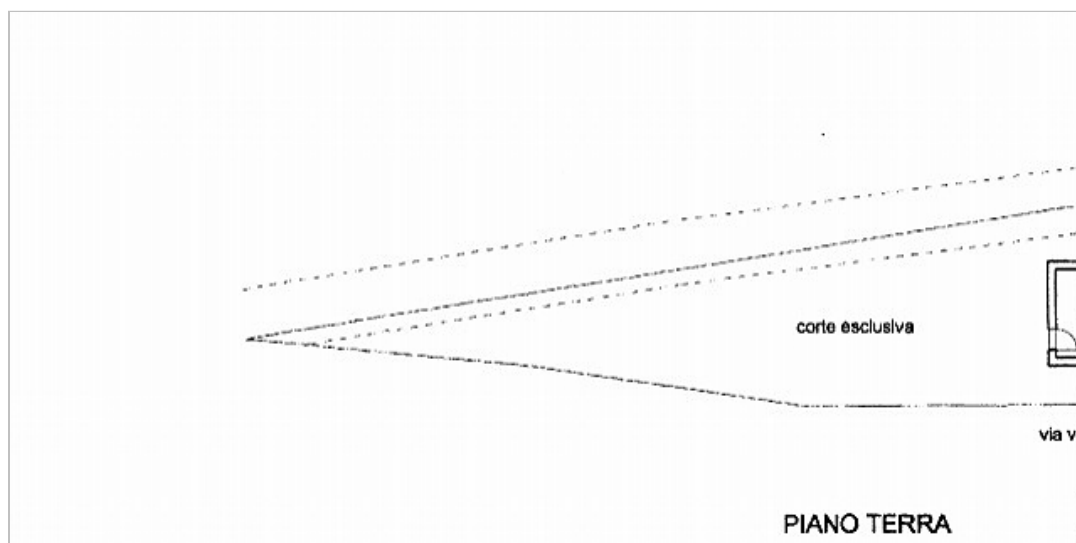
Asking price	€ 630.000
Purchase tax and public fees	€ 8.568
Stamp duty and registration fee	€ 1.067
Notary	€ 7.560
Technical documentation (geometra)	€ 6.552
Agent commission	€ 18.900
VAT (on notary, technical documentation and agent fee)	€ 7.262
Total transaction costs	€ 49.909
Total purchase costs	€ 679.909

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 currently a smallholding, consisting of approximately 400 sqm of buildings and 3,5 hectares of farmland with part organic olive oil production (approx. 500 olive trees), part forest. The main house has been restored in recent years and has a photovoltaic heating system. It is connected to the public water supply and has a private well. The panoramic terrace has a beautiful swimming pool, heated with solar energy.

The main farm building is divided in two separate living units - one inhabited by the current owners and one used for tourist rental purposes.

A number of annexes and sheds also belong to the property. Possibility to continue the production of honey, wine and certified organic olive oil (private olive mill) and to acquire tools, equipment, tractors etc. upon agreement.

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	Lamporecchio
Province	PT
Region	Toscana
Property type	Farm house
Year built (estimated)	1800
Year restored	
Surface area (sqm)	26500
Living space (sqm)	405
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater and solar power
Energy label (EU)	G
Height above sea level (meters)	345
View	Olive grove, nature, hills
Access road to property	Partially paved gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pistoia, Prato, Montecatini