



Vicchio

FI - Toscana

€ 430.000

Charming country estate with lots of privacy, located in beautiful green settings

This property is located in the beautiful Mugello area, right between Florence and Bologna, only a five minute drive from the charming town Vicchio, close to all local amenities.

The beautiful main building and the adjacent barn, are typical Tuscan stone houses, and have been very well preserved and maintained throughout time. The old barn has been converted into a small apartment with private bathroom - perfect as a small guest house.

There are plenty of opportunities to personalize the two buildings, as the original layout and many typical details, such as the large open fireplace and the built-in pizza oven, have been preserved.

1800	2	3	5	11	80000	274	G

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REF. NR.
CH 146

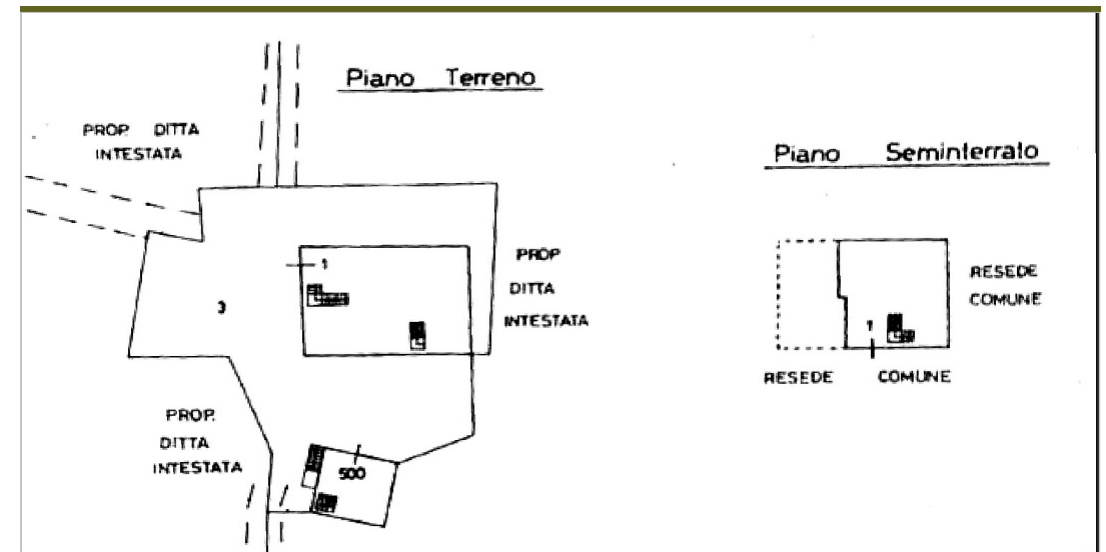
PROPERTY TYPE
Farm house

COST OVERVIEW when buying a "seconda casa"

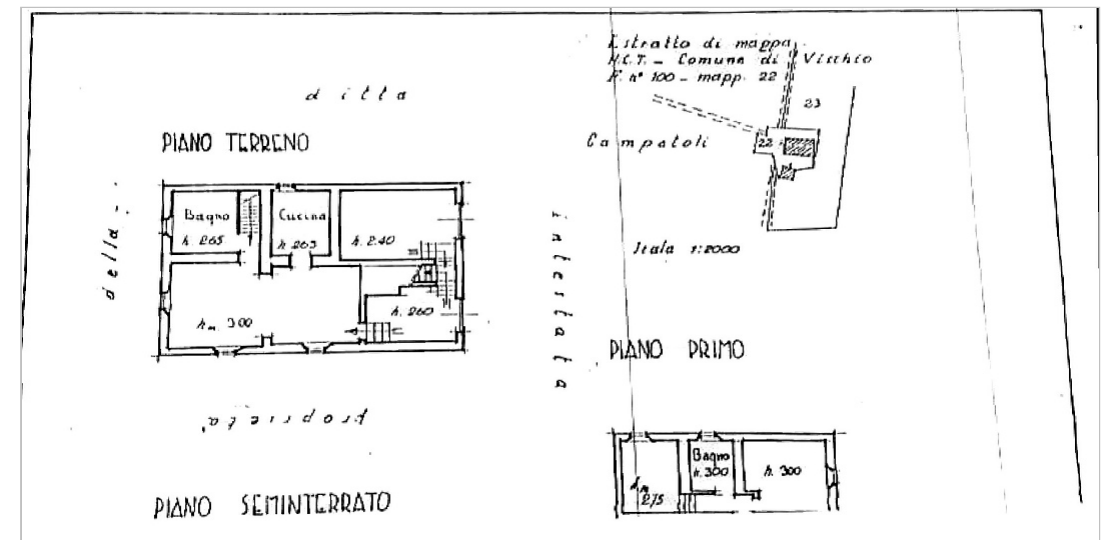
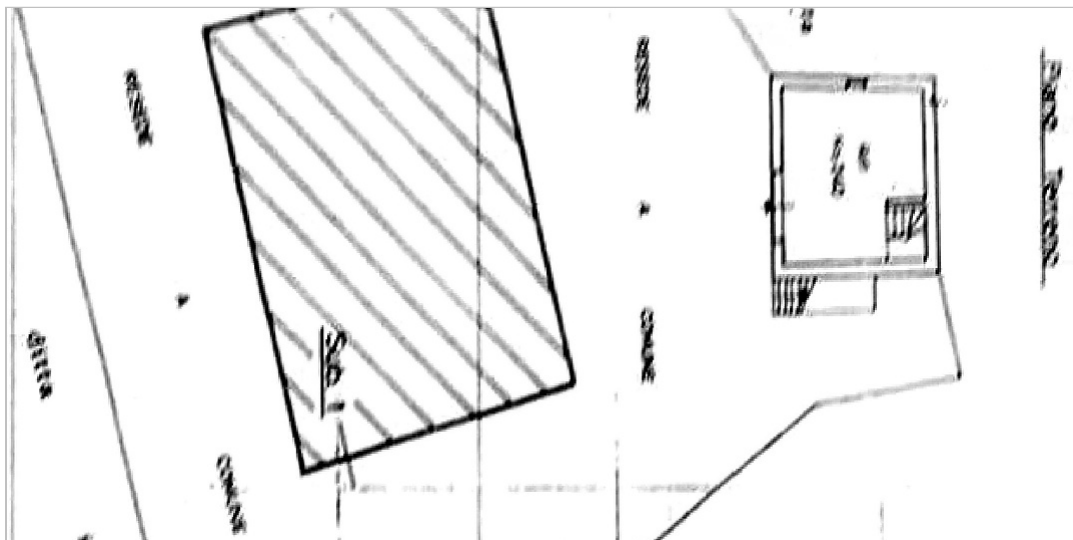
Asking price	€ 430.000
Purchase tax and public fees	€ 14.729
Stamp duty and registration fee	€ 1.067
Notary	€ 5.160
Technical documentation (geometra)	€ 4.472
Agent commission	€ 12.900
VAT (on notary, technical documentation and agent fee)	€ 4.956
Total transaction costs	€ 43.284
Total purchase costs	€ 473.284

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 move in ready, but does need some modernization indoors. The exterior is very well maintained.

The two kilometer gravel road leading up to the property from the main road is partly public, partly private, and is in need of some repair and maintenance.

Possibility to apply for a permit to build a swimming pool on the property.

Most of the 8 hectares of land belonging to the property is forest, that does not require maintenance.

The current owner has an agreement with a local farmer, about maintenance of the premises, which it may be possible to continue, upon request.

SURROUNDING AREA

Mugello is a beautiful area northeast of Florence, known for being home to the famous Mugello motorsport circuit, for its' charming typical Tuscan restaurants serving fantastic food, and of course for its' beautiful landscape with hills and mountains and lovely small towns.

Vicchio is located along the railway between Firenze and Borgo San Lorenzo, with several daily departures in each direction.

From Borgo San Lorenzo there are further connections to Bologna and Faenza.

The motorway and the famous fashion outlet in Barberino are only 20 minutes away, and you can reach Florence within less than an hour.

PROPERTY INFORMATION

Location	Vicchio
Province	FI
Region	Toscana
Property type	Farm house
Year built (estimated)	1800
Year restored	
Surface area (sqm)	80000
Living space (sqm)	274
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	210
View	Olive grove, hills, nature
Access road to property	Paved road
Distance from main road (meters)	2000
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Firenze, Bologna