



# Carmignano

PO - Toscana

€ 1.100.000

Beautiful villa with private pool and breathtaking panoramic view, located in

Wonderful, very well maintained villa with private garden and pool with the most amazing view. The house consists of a large hallway, two large living rooms, a dining room with access to a huge terrace, a kitchen and another small room with an entrance, an additional room/studio, three bedrooms and a basement. The home's three bright, large bedrooms all have a beautiful panoramic view and access to another terrace. The house is surrounded by 6000 sqm of well-kept garden with olive trees and a very large swimming pool with unspoiled view of the tuscan landscape. Carmignano is known for producing amazing wine, cultivated on the many hills in the area, which surround the villa. On sunny days you can clearly see the famous dome of the cathedral of Florence, on the horizon. A better location is hard to find!

1977	2	3	4	8	6000	250	E

Via Giovanni XXIII, 18  
50059 Vinci (FI)

Tel. +39 0571 56253

[www.ChangeHome.com](http://www.ChangeHome.com)  
[RealEstate@ChangeHome.com](mailto:RealEstate@ChangeHome.com)

P.IVA & C.F.: 07041950481

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REF. NR.  
**CH 161**

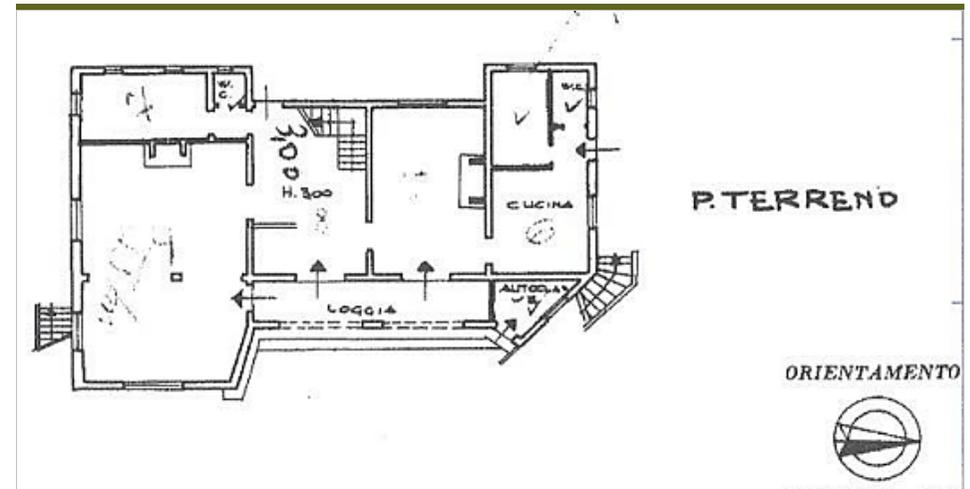
PROPERTY TYPE  
**Villa**

## COST OVERVIEW when buying a "seconda casa"

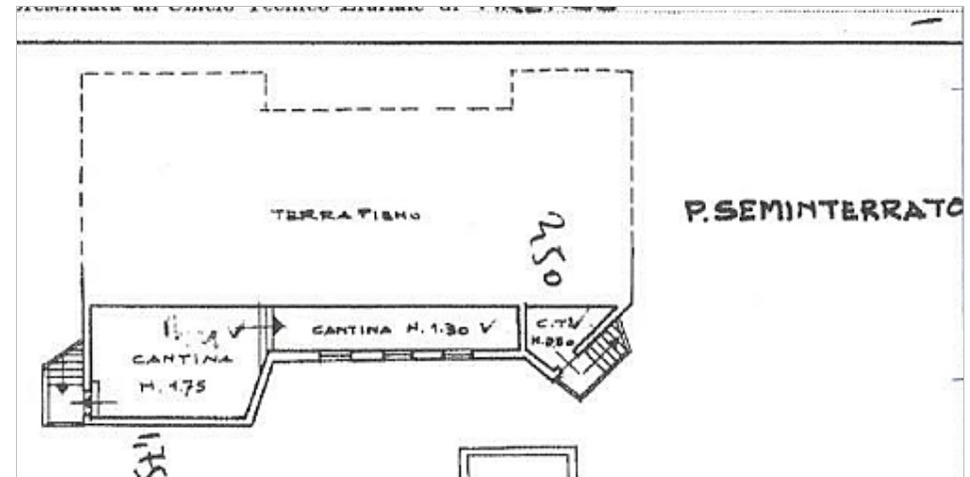
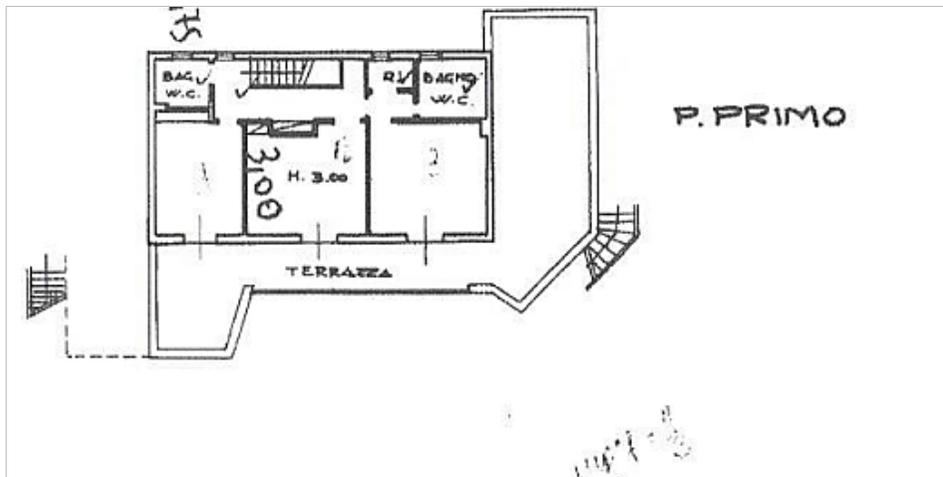
Asking price	€ 1.100.000
Purchase tax and public fees	€ 30.747
Stamp duty and registration fee	€ 1.067
Notary	€ 13.200
Technical documentation (geometra)	€ 11.440
Agent commission	€ 33.000
VAT (on notary, technical documentation and agent fee)	€ 12.680
Total transaction costs	€ 102.134
<b>Total purchase costs</b>	<b>€ 1.202.134</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 house and the external areas, are very well maintained and the villa is move-in ready.

On the property, there is a large swimming pool (12x6 meters). This is a great asset, as the local authorities normally do not give permission to build pools of this size.

Possibility to recreate the original north facing terrace, and thereby also create a view of the Appenines and the valley on the western side of the house.

The local authorities have recently put a ban on all types of new development throughout the territory, and there is therefore no risk that someone will build in front of the property and ruin the unspoiled views.

The city council has furthermore made a number of new, green initiatives, with the scope to make Carmignano Co2 neutral in the future, by planting a number of trees and plants throughout the municipality and by favoring green initiatives.

## SURROUNDING AREA

The property lies on a quiet residential area on a dead-end street, located in the most panoramic part of town.

The neighborhood is quiet and peaceful, and lies only a few hundred meters from the town's most important landmark - the old hamlet La Rocca and its bell tower.

Furthermore, the house is just a 10 minute walk from the town square, where there is a selection of restaurants and pizzeria, shops, a pharmacy, a postoffice and two coffee bars. On tuesdays, there is also a small weekly market, where you can buy a little bit of everything.

The town has a buzzing cultural scene, and each year volunteers arrange a number of events - often with wine and gastronomy as the main theme - attracting people from the surrounding area as well as the bigger cities.

Carmignano is only 20 minutes from Florence and 10 minutes from Prato. Both cities have a great selection of shops, restaurants and museums.

Carmignano is the perfect starting point for excursions to all of Tuscany, as you can reach the express-way Fi-Pi-Li, as well as the motorways A1 (Milano, Bologna, Rome) and A11 (Lucca, Pisa and the coast), within 20 minutes.

## PROPERTY INFORMATION

Location	Carmignano
Province	PO
Region	Toscana
Property type	Villa
Year built (estimated)	1977
Year restored	
Surface area (sqm)	6000
Living space (sqm)	250
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Methane
Energy label (EU)	E
Height above sea level (meters)	190
View	Olive grove, wine fields, hills, city/town
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Firenze
Distance to nearest airport (km)	20
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pistoia, Lucca