



Bagno a Ripoli

FI - Toscana

€ 820.000

Beautiful independent farmhouse on two floors. The first floor has a large open space with living room, dining area, guest bathroom and a tailored kitchen. It is also characterized by high ceilings and a beautiful luminosity thanks to the large number of windows and glass doors on the floor. On the lower floor there are three bedrooms of which two have direct access to the garden and two big bathrooms with tub and shower.

Charming country house in stone,
located in the beautiful Chianti
landscape, close to Florence

1800	3	3	3	8	1200	200	G

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REF. NR.
CH 167

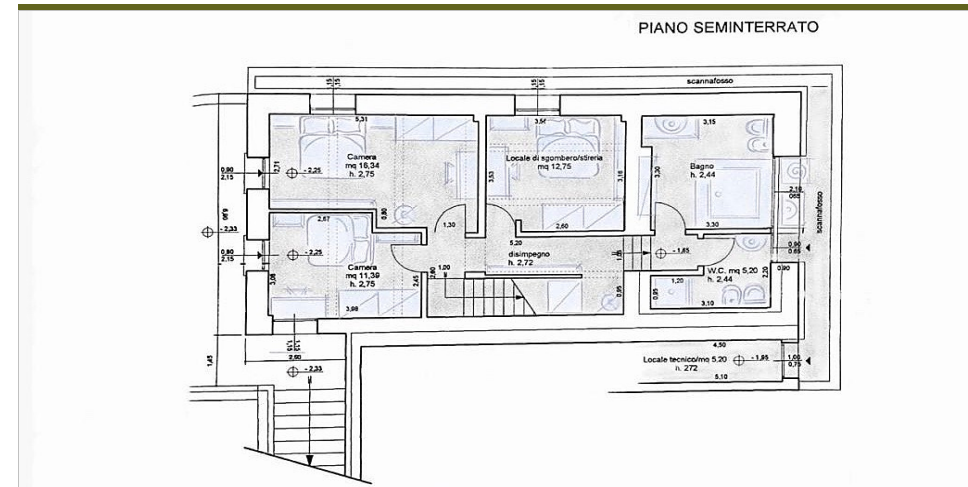
PROPERTY TYPE
Country house

COST OVERVIEW when buying a "seconda casa"

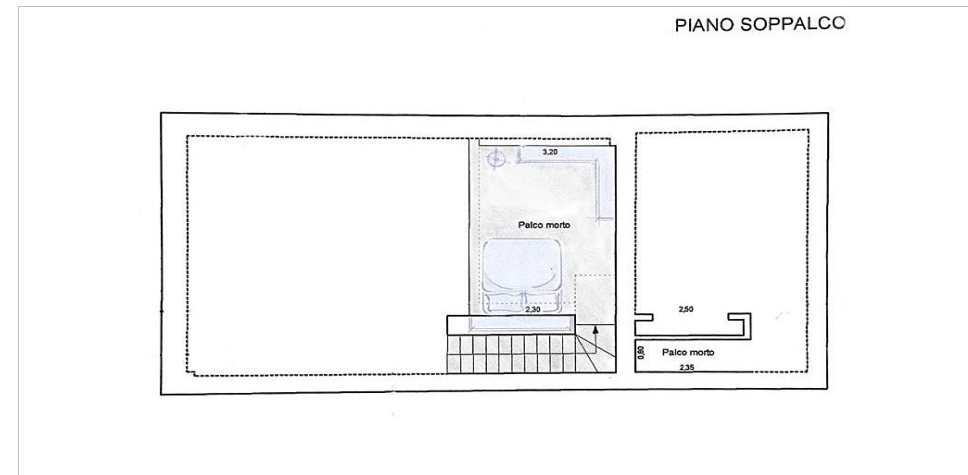
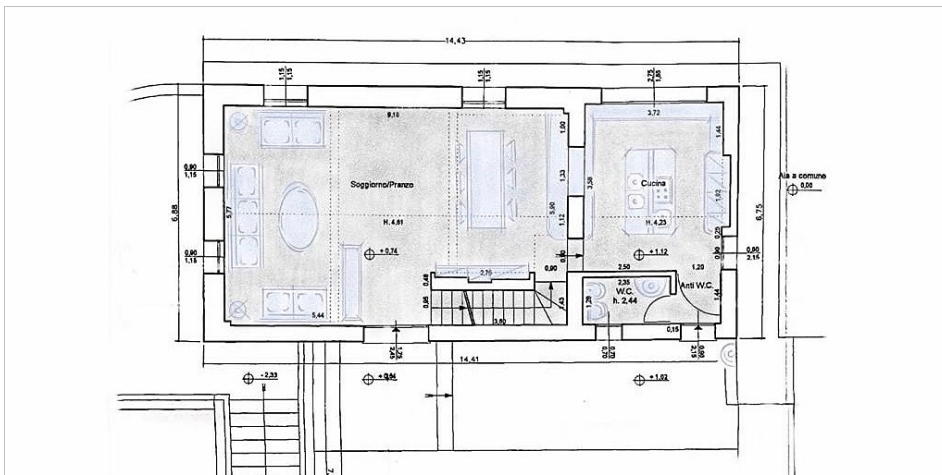
Asking price	€ 820.000
Purchase tax and public fees	€ 9.443
Stamp duty and registration fee	€ 1.067
Notary	€ 9.840
Technical documentation (geometra)	€ 8.528
Agent commission	€ 24.600
VAT (on notary, technical documentation and agent fee)	€ 9.452
Total transaction costs	€ 62.930
Total purchase costs	€ 882.930

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

It is possible to ask for a building permit to make a pool in the garden.

SURROUNDING AREA

Bagno a Ripoli is one of the most sought after areas in Tuscany, due to the advantageous position right between the bustling centre of Florence, and the beautiful landscape of the rolling Chianti hills.

The property is located only two kilometers from Grassina, a local village with all necessities and a selection of shops, coffee bars, restaurants etc.
The motorway A1 (Bologna - Roma) is less than ten minutes from the property, making it easy to reach it from the airports of Bologna and Florence.

PROPERTY INFORMATION

Location	Bagno a Ripoli
Province	FI
Region	Toscana
Property type	Country house
Year built (estimated)	1800
Year restored	2000
Surface area (sqm)	1200
Living space (sqm)	200
Levels	3
Bedrooms	3
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	215
View	Hills, nature
Access road to property	
Distance from main road (meters)	70
Nearest airport	Firenze
Distance to nearest airport (km)	20
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, San Gimignano, Siena