



# Faltognano

FI - Toscana

1.270.000

Charming and very well preserved stonevilla with a stunning view and remarkable surroundings

This fabulous Tuscan farmhouse in stone, is located in wonderful green settings in the hills of Vinci. It has been tastefully restored with high quality materials and great respect for the history and details of the house.

The property is divided into two living units of a total of 380 sqm - a main house and a smaller dependance - perfect for those who want a place with room enough for the whole family to gather and share unforgettable moments.

The house has several large common areas, where the family can get together, and at the same time large, spacious rooms with bathrooms, for moments of relaxation and privacy. The surrounding garden and land consists of a beautiful olive grove and well maintained green terraces, with possibility to build a pool with a stunning panoramic view.

1800	2	6	5	15	7280	414	G

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**ChangeHome**   
... Real Estate

REF. NR.  
**CH 175**

PROPERTY TYPE  
**Detached house**

### COST OVERVIEW when buying a "seconda casa"

Asking price	€ 1.270.000
Purchase tax and public fees	€ 33.133
Stamp duty and registration fee	€ 1.067
Notary	€ 15.240
Technical documentation (geometra)	€ 13.208
Agent commission	€ 38.100
VAT (on notary, technical documentation and agent fee)	€ 14.639
Total transaction costs	€ 115.387
<b>Total purchase costs</b>	<b>€ 1.385.387</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

**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 has been completely and tastfully renovated in 2000, with special attention to preserving the original soul and details of the house, while at the same time creating a fully functional and modern home.

The house is in perfect conditions and it is move in ready.

The garden has been meticulously maintained, and with the creation of large, wide terraces, on the otherwise steep and hilly landscape that characterize the area, the garden space has been exploited to its fullest.

The property stretches over a little less than a hectare, and adjacent to the house is a beautifully maintained olive grove with about 250 olive trees, and a breathtaking view of the valley below.

It is possible to establish a swimming pool on the plo, and there is already a draft of a project, should you want inspiration

## 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	Faltognano
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year restored	2000
Surface area (sqm)	7280
Living space (sqm)	414
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	6
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)	350
View	Olive grove and/or wine fields
Access road to property	Paved road
Distance from main road (meters)	15
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	1
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Pistoia, Prato, Montecatini