



# Lamporecchio

PT - Toscana

€ 235.000

Bright attic with large terrace, in the center of Lamporecchio

Bright and modern attic apartment, beautifully and tastefully renovated in 2010, located in the charming town center of Lamporecchio.

The apartment is on the second floor of a renovated building, and consists of a spacious living room, two bedrooms a bathroom and a custom made kitchen with an ideal layout. From the kitchen, you have access to the large terrace, with a wonderful view of the town and the surrounding hills. From the living room you have access to a small attic, currently used as a work space - with a rooftop window, allowing lots of light to enter. Thanks to the tall windows, high ceilings and french doors, the apartment is bright and feels very spacious.

1980	2	1	2	5	0	92	G

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... Real Estate

REF. NO.  
**CH 177**

PROPERTY TYPE  
**Apartment**

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

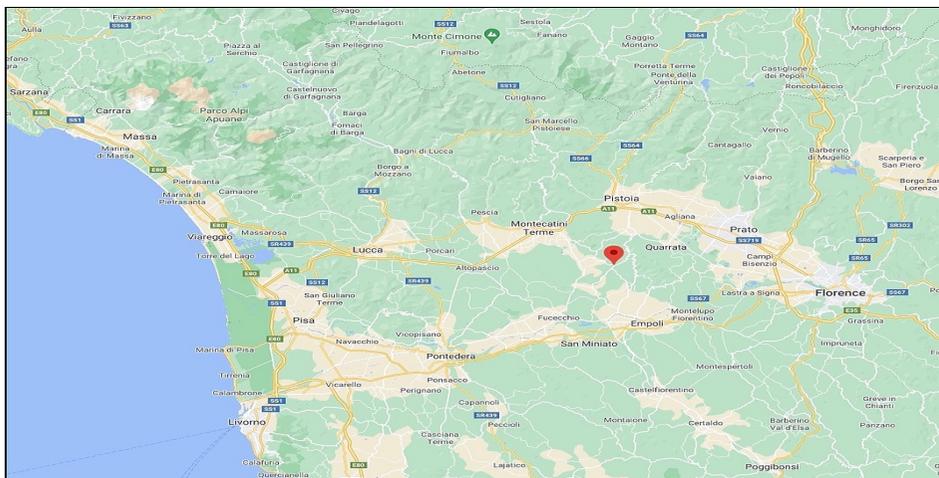
Asking Price	€ 235.000
Purchase tax and public fees	€ 3.367
Stamp duty and registration fee	€ 1.067
Notary	€ 2.820
Technical documentation (geometra)	€ 2.444
Agent commission	€ 7.050
VAT (on notary, technical documentation and agent fee)	€ 2.708
<b>Total transaction costs</b>	<b>€ 19.456</b>
<b>Total purchase costs</b>	<b>€ 254.456</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 attic has a wonderful view on the village, the large windows and the spacious terrace give natural light over all seasons.

The high ceiling can reach 4 meters, the rooms are well departed and the apartment is finely furnished.

The custom make kitchen is realised with all accessories.

The apartment can be heated with solar energy as well as the hot water.

## SURROUNDING AREA

The property is located in the center of Lamporecchio where 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	Apartment
Year built (estimated)	1980
Year renovated	
Surface area (sqm)	0
Living space (sqm)	92
Levels	2
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	No
Basement	No
Garden	No
Swimming pool	No
Parking	No
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	60
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Firenze, Pistoia, Prato, Lucca