



# Orbignano

FI - Toscana

**€ 299.000**

**Newly renovated semi-detached house,  
located in wonderful settings near Vinci**

This beautiful, recently restored two-level semi-detached house, is located in a small enclave of houses in beautiful, green settings, in the tuscan countryside.

Within walking distance from the house is a small village with a bar/convenience store and a pizzeria.

From a large terrace and a covered porch area, you enter the ground floor of the 120 sqm house, where there is an open space area with a new, modern kitchen and a dining area. On the first floor there are 3 bedrooms and two bathrooms. From one of the bedrooms, there is access to a nice covered balcony.

Just below the property is a 440 sqm plot of land with olive trees, which produce great olive oil each year, with great potential for creating a wonderful, private outdoor space and garden.

1960	3	2	3	8	530	120	G

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REF. NO.  
**CH 178**

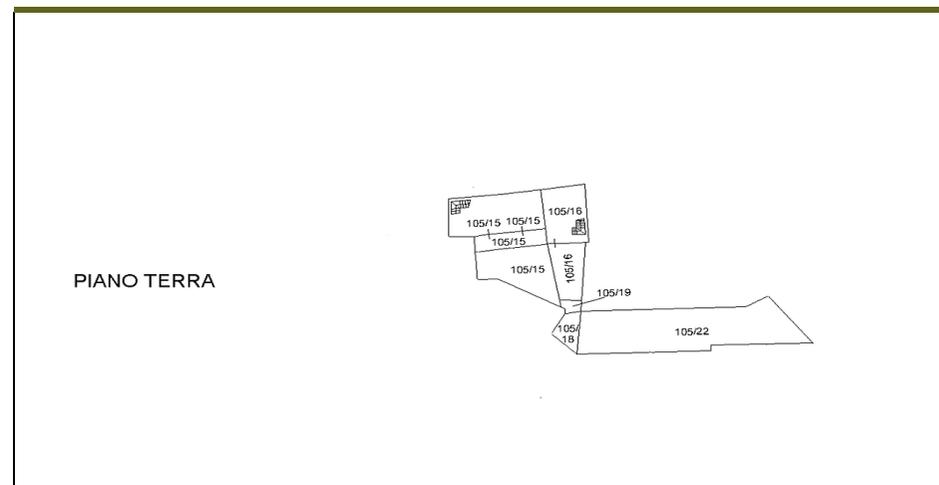
PROPERTY TYPE  
**Semi-detached house**

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

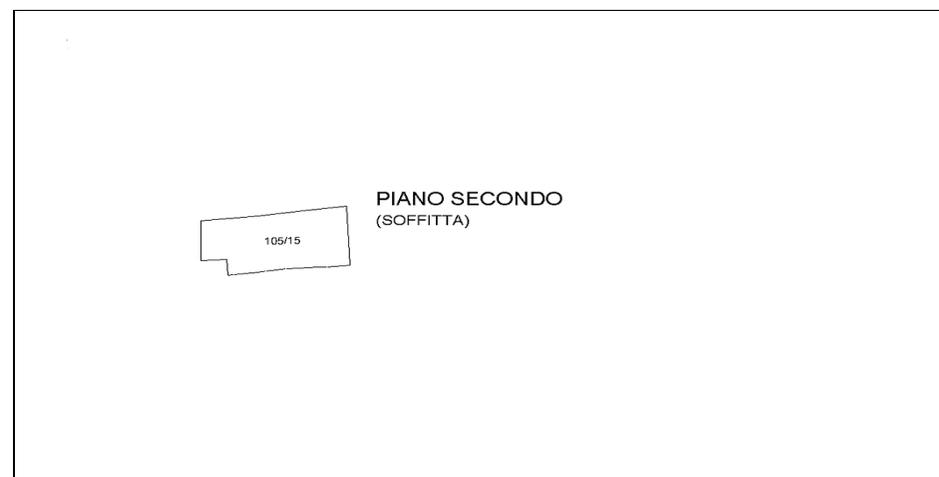
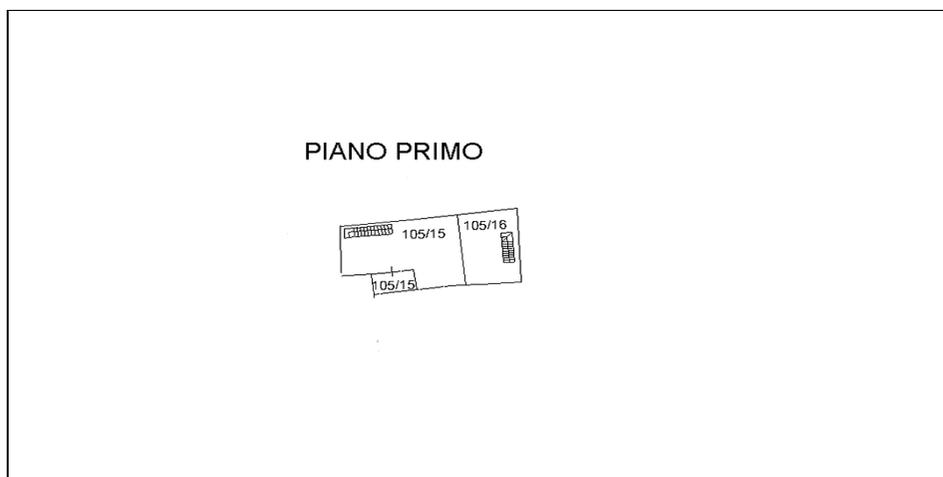
Asking Price	€ 299.000
Purchase tax and public fees	€ 3.935
Stamp duty and registration fee	€ 1.067
Notary	€ 3.588
Technical documentation (geometra)	€ 3.109
Agent commission	€ 8.970
VAT (on notary, technical documentation and agent fee)	€ 3.445
<b>Total transaction costs</b>	<b>€ 24.114</b>
<b>Total purchase costs</b>	<b>€ 323.114</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 property has a large land plot facing south, allowing you to spend more time outdoors, and be able to enjoy the beautiful sunsets even better. Possibility to instal a swimming pool.

Access to a balcony, with a magnificent view, from the first floor.

The house is cleverly divided, with the bedrooms on the top floor, and an open space kitchen and living room on the ground floor, with access to the very large terrace in from of the house.

Possibility to have two independent entrances.

### SURROUNDING AREA

The house is part of a small hamlet close to Fornello where there's a coffee bar and a pizzeria. About 5 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	Orbignano
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	1960
Year renovated	2015
Surface area (sqm)	530
Living space (sqm)	120
Levels	3
Bedrooms	3
Bathrooms or half bathrooms	2
Balcony	Yes
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)	160
View	Olive grove and/or wine fields
Access road to property	Paved road
Distance from main road (meters)	50
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze