



Chianni

PI - Toscana

€ 700.000

Wonderful property in the countryside with private pool, located near charming village

Original Tuscan stone house, beautifully situated in the hills a few kilometers from Chianni in western Tuscany near Pisa. The house is surrounded by a lovely, fenced garden of approximately 2900 sqm, has a beautiful private swimming pool and a beautiful view of the hilly landscape and the famous medieval town of Volterra.

The 260 sqm home has been completely renovated, and is move-in-ready. The house has a total of three large bedrooms - one with a private bathroom - as well as two more bathrooms. In addition, the home consists of an entrance hall, a lovely living room with wood stove and large windows with a view of the beautiful landscape that surrounds the property, a kitchen, a dining room with fireplace and a storage room.

The home is privately located without being isolated, and has its own small vineyard and 18 olive trees - perfect for producing wine and oil for own consumption.



1800



2



3



3



6



2900



260



G

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REF. NO.
CH 180

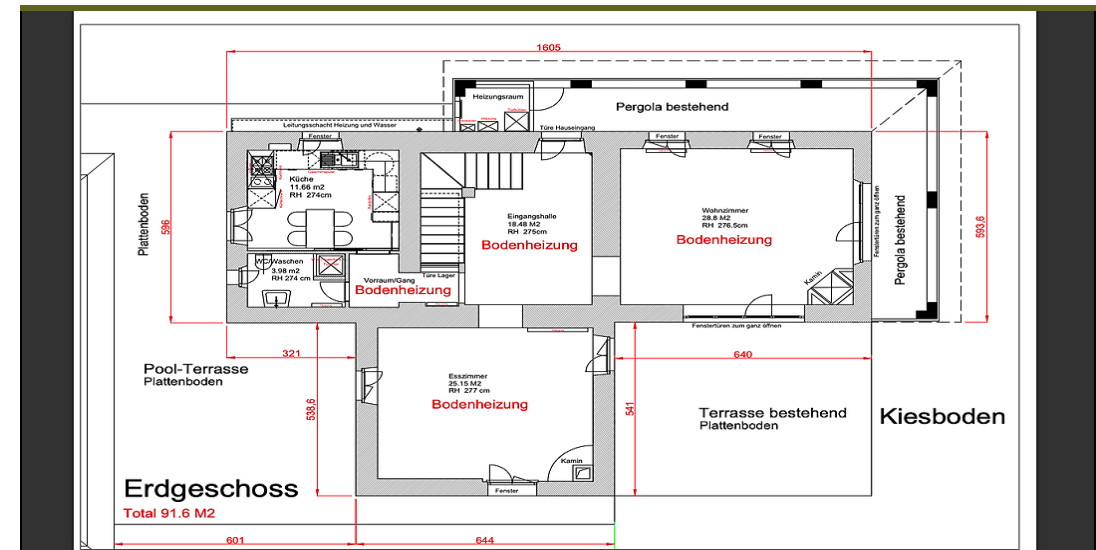
PROPERTY TYPE
Detached house

COST OVERVIEW when buying a "seconda casa"

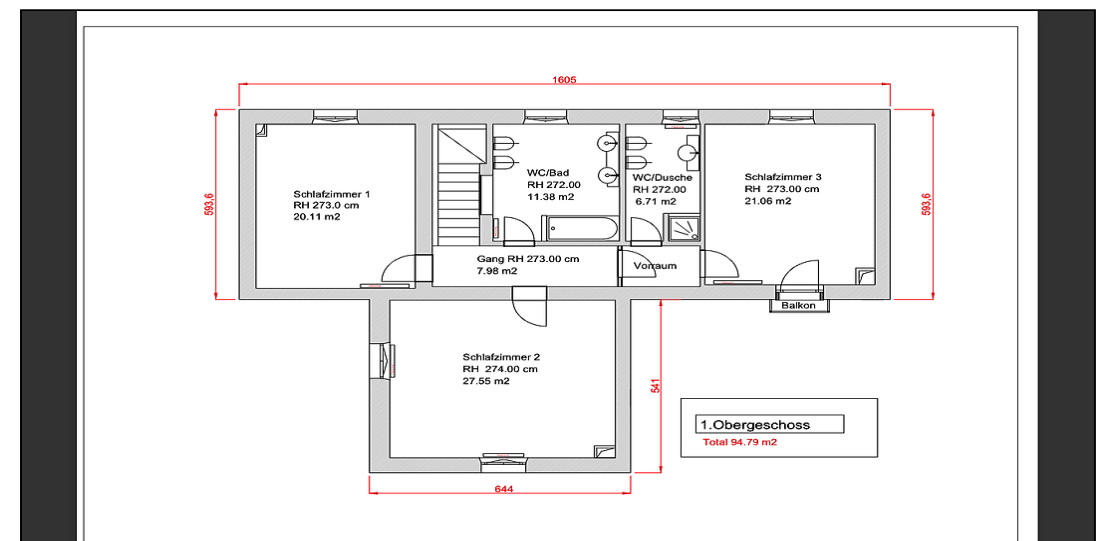
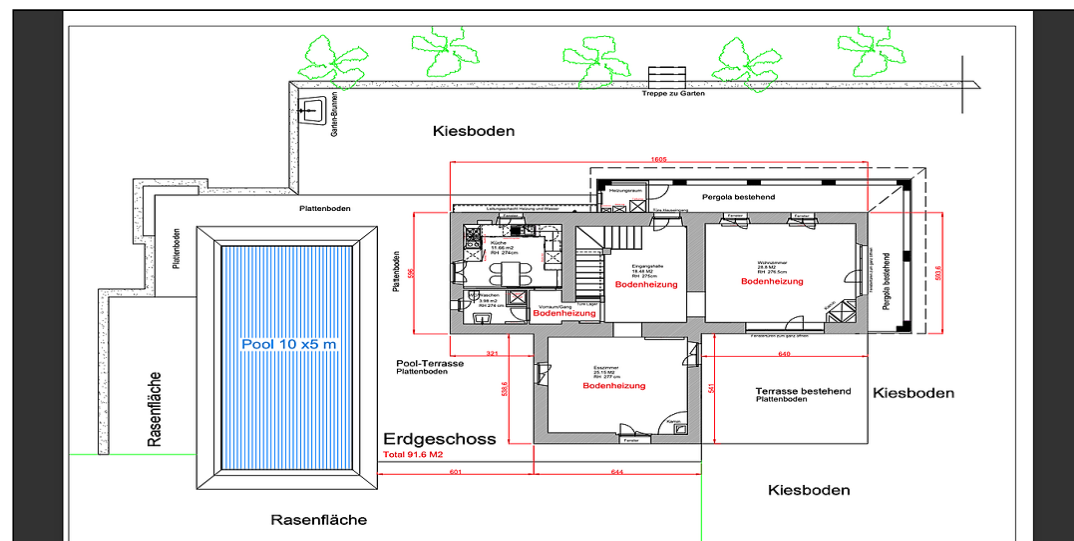
Asking Price	€ 700.000
Purchase tax and public fees	€ 9.707
Stamp duty and registration fee	€ 1.067
Notary	€ 8.400
Technical documentation (geometra)	€ 7.280
Agent commission	€ 21.000
VAT (on notary, technical documentation and agent fee)	€ 8.069
Total transaction costs	€ 55.523
Total purchase costs	€ 755.523

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

Swimming pool (10 x 5 meters) with salt system

In addition to two private wells, the house is connected to the public water supply

Underfloor heating on the ground floor and traditional heating on the first floor (LPG)

The olive trees produce approx. 40 liters of olive oil per year (18 plants). The small wine field produces several liters of red wine

The property is equipped with an alarm system, completely fenced and has two access gates (1 electric).

Access road in excellent condition. The house is easily reachable from Chianni (2 km of which only 150 m of dirt road).

SURROUNDING AREA

The property is located near the village Chianni, in the province of Pisa. Chianni has a charming town center with good restaurants, typical coffee bars and lots of mini markets and shops.

Chianni has an amazing location in the beautiful landscape of the hills of Pisa, with short distance to the sea and Tuscany's beautiful beaches, famous medieval towns such as San Gimignano and Volterra and the bigger cities Pisa and Livorno. The beautiful, green national park Maremma is close by, and so is the famous wine area Bolgheri.

Chianni is only 40 km. from the airport of Pisa, and about an hour's drive from the airport of Florence.

PROPERTY INFORMATION

Location	Chianni
Province	PI
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year renovated	2004
Surface area (sqm)	2900
Living space (sqm)	260
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	280
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	150
Nearest airport	Pisa
Distance to nearest airport (km)	40
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Pisa, Volterra, Livorno