



Buggiano

PT - Toscana

€ 730.000

Beautiful Tuscan farmhouse in stone, with swimming pool, olive grove and amazing panoramic views

Charming tuscan farmhouse in stone, located in Buggiano, in the splendid hills between Lucca and Florence, just a few minutes from Montecatini Terme. The 370 sqm house is surrounded by a large garden and adjacent land of about 5.00.00 ha with olive grove and forest. The farmhouse enjoys absolute privacy, with access through a private road, and consists of 7 bedrooms, 6 bathrooms, 2 kitchenettes, a large kitchen, 2 living rooms, a wood oven, a beautiful terrace with panoramic views, a large garden and a deck with swimming pool.

The property was completely renovated in the early 2000s. It is located in tranquil and green settings and enjoys a wonderful view of Montecatini and the historic hills of the town of Buggiano. The property is suitable as a holiday home, as a permanent residence or for tourist accommodation.

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

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REF. NO.
CH 183

PROPERTY TYPE
Detached house

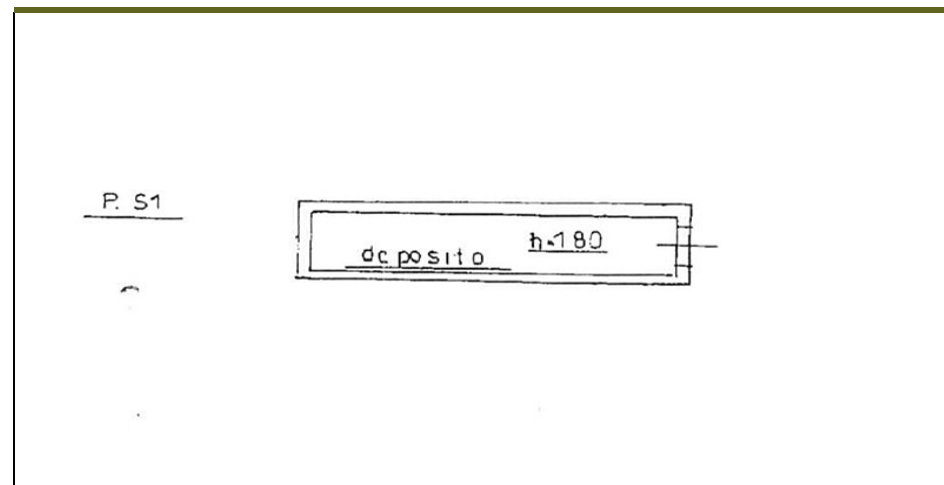


COST OVERVIEW when buying a "seconda casa"

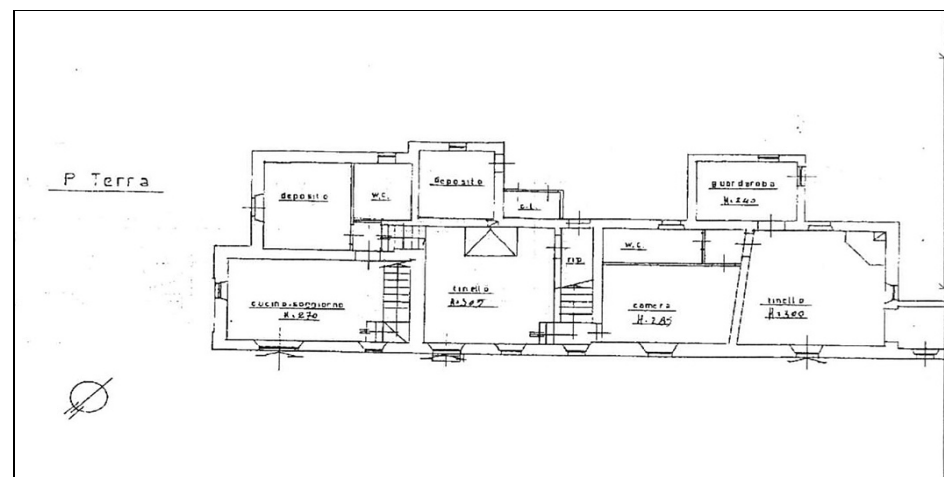
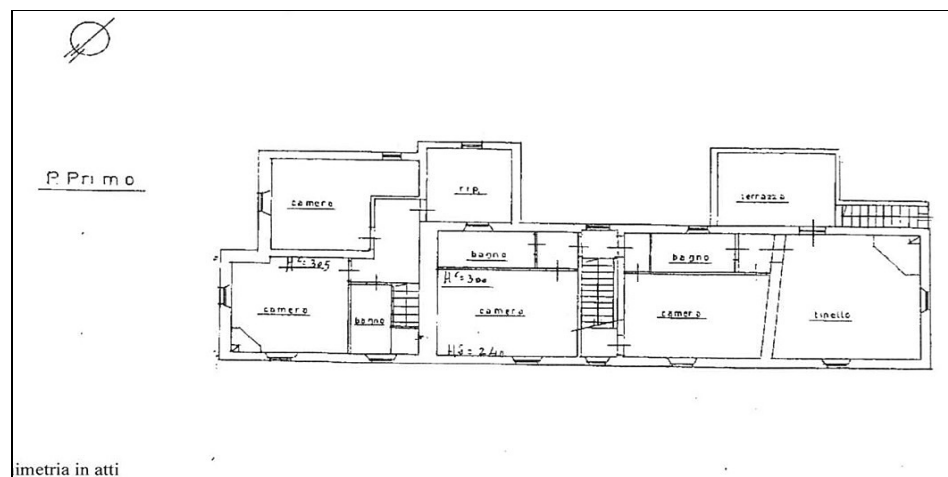
Asking Price	€ 730.000
Purchase tax and public fees	€ 14.524
Stamp duty and registration fee	€ 1.067
Notary	€ 8.760
Technical documentation (geometra)	€ 7.592
Agent commission	€ 21.900
VAT (on notary, technical documentation and agent fee)	€ 8.415
Total transaction costs	€ 62.258
Total purchase costs	€ 792.258

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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Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house enjoys absolute privacy, and is completely surrounded by private land. The nearest neighbors are 300 meters away, however they cannot be seen from the property.

Besides the gas heater, the house has a wood pellet stove and a fireplace.

The property is served by the public water supply, and additionally there is a stream on the property, used for watering the land.

The house was renovated in in 2004, with much respect for the original style. It is in great conditions, and move in ready.

The access road is 1 km of narrow asphalted road, and a short stretch (200 meters) of gravel road.

The house is suited for hospitality activities, and currently serves as a B&B.

SURROUNDING AREA

The property is perfectly located in the hills of Buggiano, between Lucca and Florence. From here you can easily reach all of Tuscany's most known towns and cities, as well as the coast.

The nearest town with restaurants, groceries etc. is located 3 km from the property, while the airports of Florence and Pisa both are approx. 45 km. away.

Other places of interest:

Montecatini: 10 min.

Florence: 50 min.

Lucca: 30 min.

Pisa: 50 min.

Pistoia: 25.

The ski resorts of Abetone: 50 min.

PROPERTY INFORMATION

Location	Buggiano
Province	PT
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year renovated	2004
Surface area (sqm)	50000
Living space (sqm)	370
Levels	2
Bedrooms	7
Bathrooms or half bathrooms	6
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	F
Height above sea level (meters)	150
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Montecatini, Lucca, Pistoia, Firenze