



Pigna

IM - Liguria

€ 118.000

Lovely apartment in charming medieval mountain town, close to the Ligurian riviera by the French/Italian border

Beautifully renovated apartment in medieval town with all amenities at your fingertips. The apartment is located on the 3rd floor of a townhouse, in Pigna's old town. The village has a great selection of restaurants, coffee bars, ice cream parlors, as well as pharmacy, police station, two grocery stores and a post office. There are several river baths and meltwater lakes within walking distance of Pigna, and direct bus connections to the Ligurian coast, where some of Italy's most beautiful beaches are located.

There is direct access to the apartment through a private entrance, from one of the oldest streets of the town. From the front door you enter directly into the beautiful living room and open space kitchen and dining room, from which there is access to the 8 sqm terrace. From the living room you access the bedroom, which has a spacious enclosed storage space. Two separate storage rooms (of which one has been restored) also belong to the apartment.

1600	1	1	1	3	0	51	G

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

ChangeHome
... Real Estate

REF. NR.
CH 188

PROPERTY TYPE
Apartment

COST OVERVIEW when buying a "seconda casa"

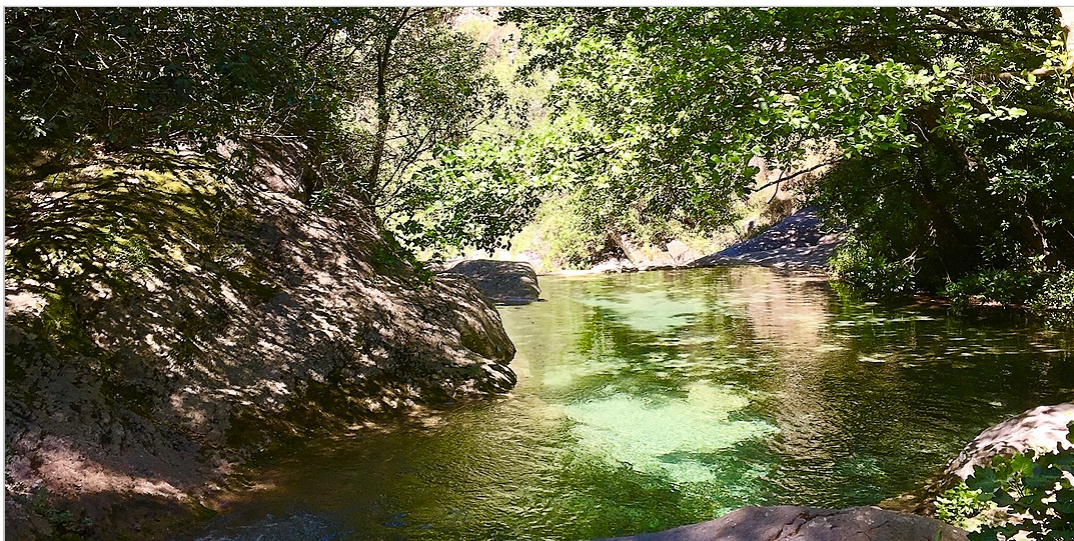
Asking price	€ 118.000
Purchase tax and public fees	€ 1.203
Stamp duty and registration fee	€ 1.067
Notary	€ 1.416
Technical documentation (geometra)	€ 1.227
Agent commission	€ 3.540
VAT (on notary, technical documentation and agent fee)	€ 1.358
Total transaction costs	€ 9.811
Total purchase costs	€ 127.811

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 home has been completely renovated, with great respect for the house's original style and history. Many beautiful details have been preserved, such as the checkered floor in the kitchen/dining room, the old doors, built-in cupboard, etc.

Over the past 15 years, the current owners have repaired the roof, facades, replaced windows and shutters and renovated bathroom, kitchen, walls, etc. New electrical installations have been milled into the walls, hot water has been installed and city gas has been installed in the kitchen.

The home is heated with electrical appliances and a wood-burning stove.

In the built-in cupboard in the kitchen-living room, there is a washing machine and plenty of space for storage.

The home is completely move-in ready and most inventory can be included in the takeover (to be agreed upon with seller)

SURROUNDING AREA

The home is located in the historic center of Pigna - a picturesque medieval town - within the old city wall.

In the village there is a large selection of restaurants and cafes, two grocery stores, a pharmacy, post office, etc., and thus you have all the necessities at hand.

The locals are warm and welcoming, and tourism is still limited.

Pigna is surrounded by a protected national park, where the river Nervia runs, and creates small meltwater lakes and river baths, where you can cool down on hot summer days, in walking distance to the apartment. The area is also perfect for hiking, biking and the like.

The place is a good starting point for excursions, as there are numerous other medieval towns and cities (both in Italy and in France), as well as coastal towns with beautiful beaches nearby. There are direct bus connections to the Ligurian coast from Pigna (18 km).

The accommodation is approximately a one hour drive from the airport of Nice, France.

PROPERTY INFORMATION

Location	Pigna
Province	IM
Region	Liguria
Property type	Apartment
Year built (estimated)	1600
Year restored	2006
Surface area (sqm)	0
Living space (sqm)	51
Levels	1
Bedrooms	1
Bathrooms or half bathrooms	1
Balcony	No
Terrace	Yes
Basement	Yes
Garden	No
Swimming pool	No
Parking	No
Primary heat source	Electricity
Energy label (EU)	G
Height above sea level (meters)	280
View	Mountains
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Nice/Nizza (F)
Distance to nearest airport (km)	70
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Nice/Nizza, Sanremo, Imperia, Ventimiglia