



Gambassi Terme

FI - Toscana

€ 1.475.000

Beautiful countryside property with garden, annex and pool

Beautiful house with annex, located in a panoramic position, a few km from Gambassi Terme and Castelfiorentino. The house is completely renovated (in 2000) and connected with another property to one side, but in a way that it feels like a detached house. On the ground floor there are 2 living rooms, a study and a bathroom. On the first floor; a dining room with fireplace and a large kitchen with fireplace and a wood-burning oven for pizzas, as well as 2 large bedrooms - one with a balcony and a lovely bathroom. The annex is also renovated, in a modern style, but at the same time maintaining original features of the building. Consisting of a bathroom and a double bedroom with access to a balcony, it is an excellent accommodation for guests. Finally, there is a third building, renovated in 2021, consisting of an independent entrance, small terrace, living room, bathroom and kitchen on the ground floor, and a bedroom on the upper floor.

1800	2	5	4	12	20000	500	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. NO.
CH 204

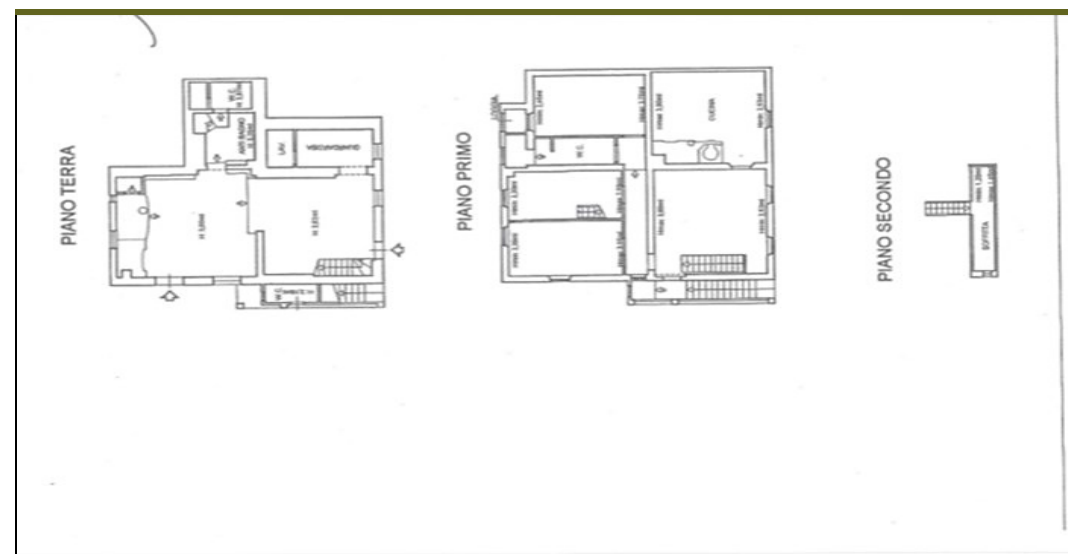
PROPERTY TYPE
Detached house

COST OVERVIEW when buying a "seconda casa"

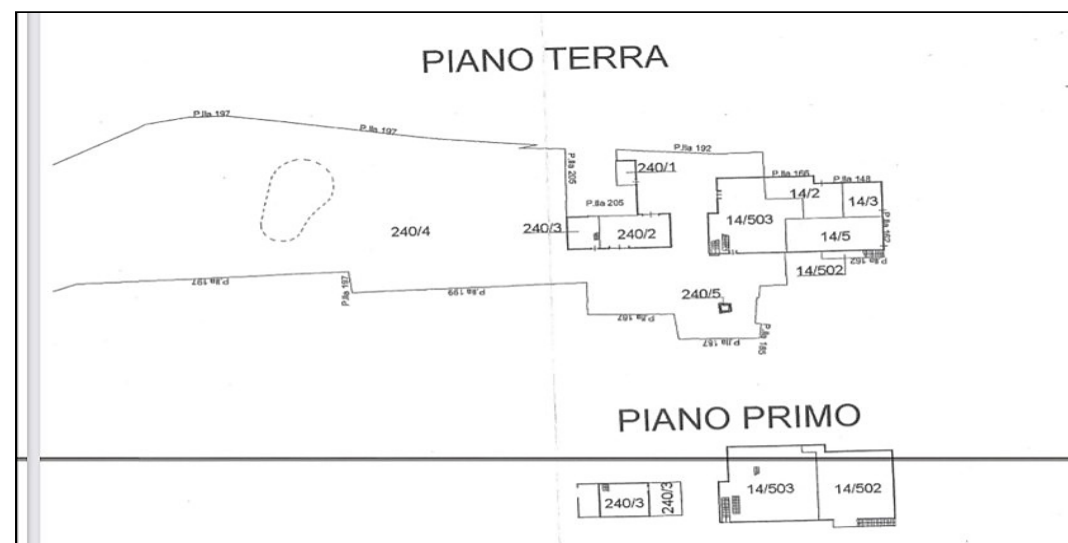
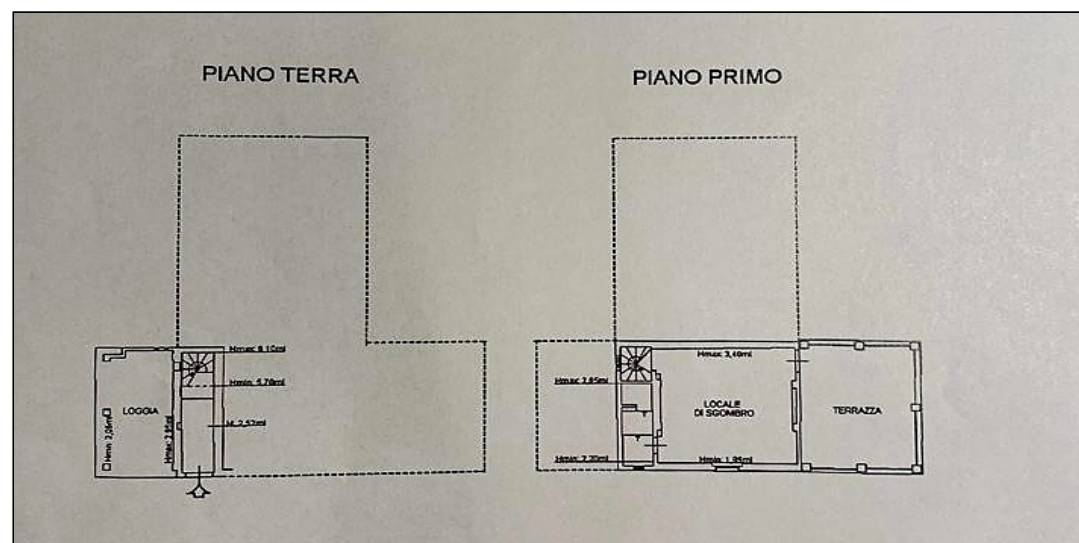
Asking Price	€ 1.475.000
Purchase tax and public fees	€ 16.656
Stamp duty and registration fee	€ 1.067
Notary	€ 17.700
Technical documentation (geometra)	€ 15.340
Agent commission	€ 44.250
VAT (on notary, technical documentation and agent fee)	€ 17.003
Total transaction costs	€ 112.016
Total purchase costs	€ 1.587.016

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.



REF. NO.
CH 204

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house has been renovated with a lot of attention to detail.
The garden is well maintained, and equipped with an underground irrigation system (using rain water) with a total of 1 km of pipe.

The pool measures 6 x 4 meters

The property has a total of 2 hectares of land with olive grove (150 trees currently in production), garden and 50 meticulously maintained pine trees, as well as the area with fish and water lilies limiting the amount of mosquitoes,

The house is easily reached by car, via an asphalted road and a short stretch (200 meters) of dirt road in excellent condition.

The house uses LPG (the request for methane has been made together with the neighbors), and has rainwater collection wells, as well as being served by the public water supply.

SURROUNDING AREA

The property is located in the village of Catignano, in the Gambassi Terme municipality, just a few km from Castelfiorentino, Certaldo and San Gimignano.
Shops, pharmacy and supermarket are located in Gambassi Terme 4 km away.

The house has a great strategic location, from where you can easily reach to most important places and attractions of Tuscany:

Certaldo 8 km

San Gimignano 20 km

Siena 54 km

Florence 56 km

Pisa 73 km

Lucca 74 km

Volterra 35 km

The beaches and the Tuscan coast are about 70 km away.

Railway stations: Certaldo 8 km / Castelfiorentino 6 km.

PROPERTY INFORMATION

Location	Gambassi Terme
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year renovated	2000
Surface area (sqm)	20000
Living space (sqm)	500
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	5
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	330
View	Nature/hills
Access road to property	Partially paved gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	4
Nearest restaurant (km)	4
Cities nearby (less than 1 hour)	Firenze, Siena, Volterra, San Gimignano