



Pisa

PI - Toscana

€ 820.000

Wonderful, newly renovated apartment, located in the historic center of Pisa

Very large apartment, located right in the center of Pisa, within walking distance to the famous Piazza dei Miracoli and the Leaning Tower of Pisa.

The apartment is very bright and spacious, and has a living area of approximately 200 sqm, consisting of three lovely bedrooms, three bathrooms, a very large living room and a spacious kitchen with plenty of room for a dining nook. From the kitchen you have access to a small balcony.

The distribution between the sleeping area and the living area is excellent, with all bedrooms gathered in one end of the apartment.

The home was renovated in 2016, with lots of respect for the original features of the place. Great materials and fine finishes such as parquet and coffered ceilings, characterize the restoration work, and gives the apartment a historic charm with contemporary notes.

1700	1	3	3	7	0	200	G

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 205

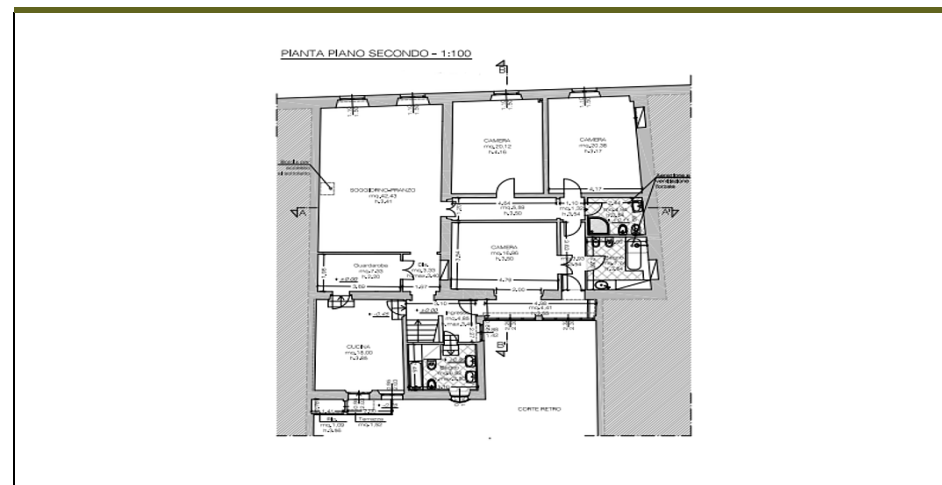
PROPERTY TYPE
Apartment

COST OVERVIEW when buying a "seconda casa"

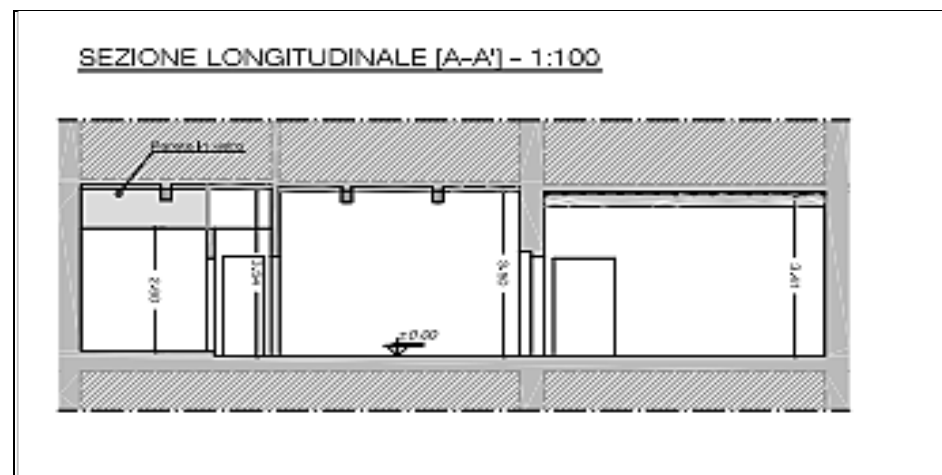
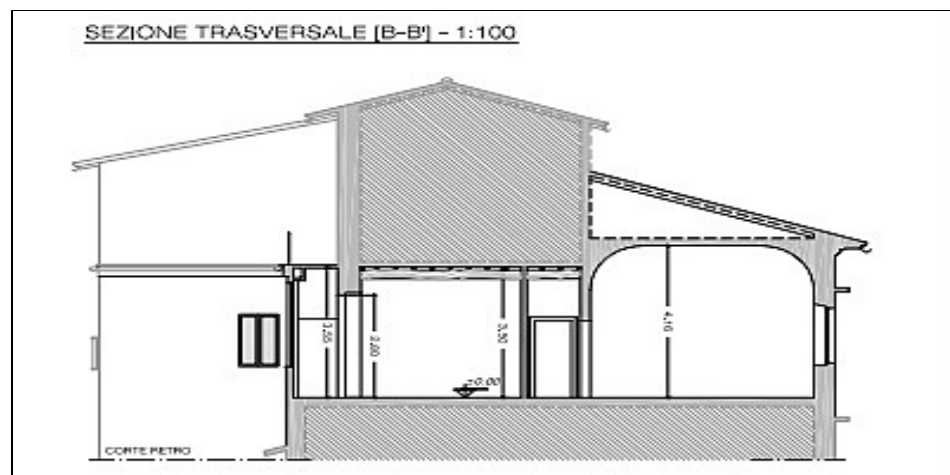
Asking Price	€ 820.000
Purchase tax and public fees	€ 10.651
Stamp duty and registration fee	€ 1.067
Notary	€ 9.840
Technical documentation (geometra)	€ 8.528
Agent commission	€ 24.600
VAT (on notary, technical documentation and agent fee)	€ 9.452
Total transaction costs	€ 64.138
Total purchase costs	€ 884.138

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 home has been completely renovated and appears bright, spacious and modern, while many of the original details have been preserved

The apartment is ready for occupancy and does not require further renovation

Materials of the best quality have been used for the renovation

The apartment is smartly divided, with a sleeping section and a day section

SURROUNDING AREA

The apartment is centrally located in the historic center of Pisa, within walking distance of the famous Piazza dei Miracoli, where the city's landmark, the Leaning Tower is located.

The property is just 1 km from Pisa International Airport, with good bus and light rail links from the city center, around the clock.

Pisa is also connected to Tuscany's other major cities via good train and motorway connections.

PROPERTY INFORMATION

Location	Pisa
Province	PI
Region	Toscana
Property type	Apartment
Year built (estimated)	1700
Year renovated	2016
Surface area (sqm)	0
Living space (sqm)	200
Levels	1
Bedrooms	3
Bathrooms or half bathrooms	3
Balcony	Yes
Terrace	No
Basement	No
Garden	No
Swimming pool	No
Parking	No
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	5
View	City/town
Access road to property	Paved road
Distance from main road (meters)	0
Nearest airport	Pisa
Distance to nearest airport (km)	1
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Pisa, Lucca, Firenze, Livorno