



Rufina

FI - Toscana

€ 1.300.000

Beautiful country estate with pool and breathtaking mountain view

Gorgeous country house, located only 45 minutes from Florence, in wine district Chianti Rufina. The 8,5 hectare property has a beautiful, well maintained main building on two levels, with utility room, kitchen, two living rooms, 3 bedrooms and two bathrooms. Adjacent to the main house, is a small apartment with bedroom, kitchenette and bathroom. Finally, near the main building, there is a renovated barn with two bedrooms, a bathroom and a beautifully designed open space kitchen/living room. All living units have been completely renovated with great respect for the history of the house, and many original details have been preserved. Besides several terraces and cozy garden nooks, the property has a lovely pool area, connected to the house by an idyllic path with cypress trees - all with beautiful panoramic views. Near the pool is a beautiful ruin of an old watchtower from the year 1000, which possibly can be renovated for habitation.

1650	2	3	6	16	85000	400	G

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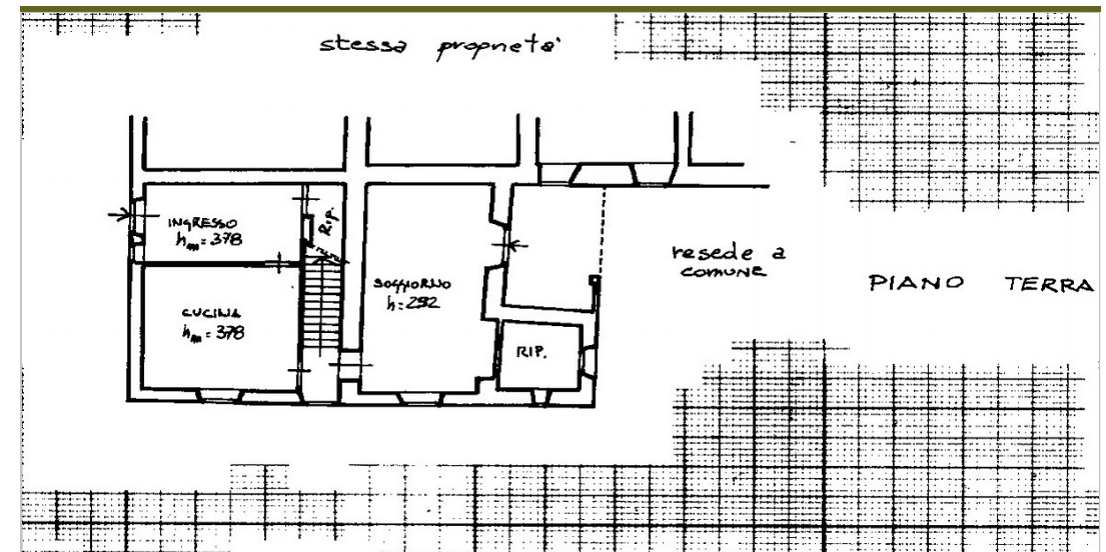
PROPERTY TYPE
Villa

COST OVERVIEW when buying a "seconda casa"

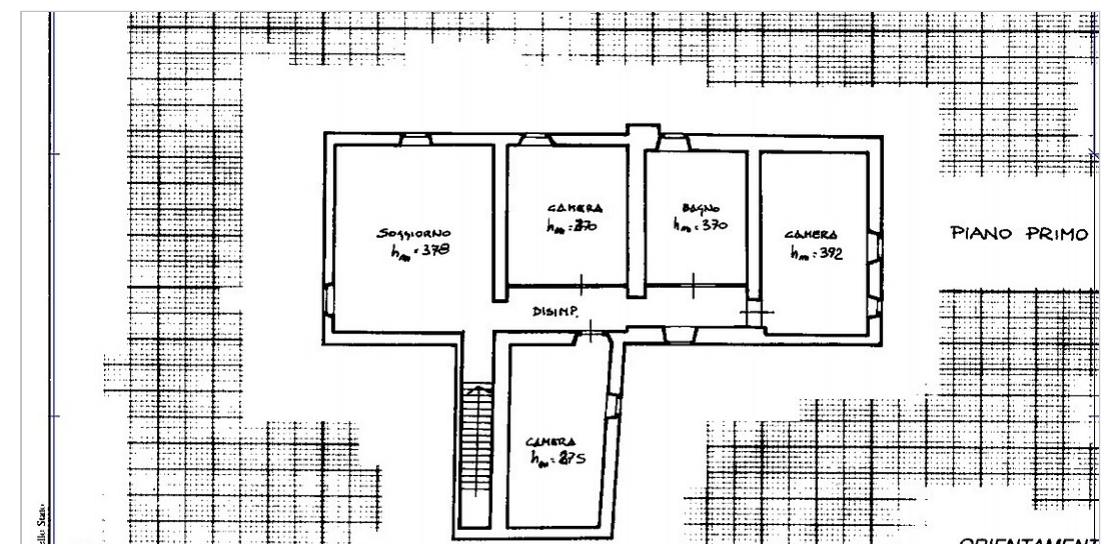
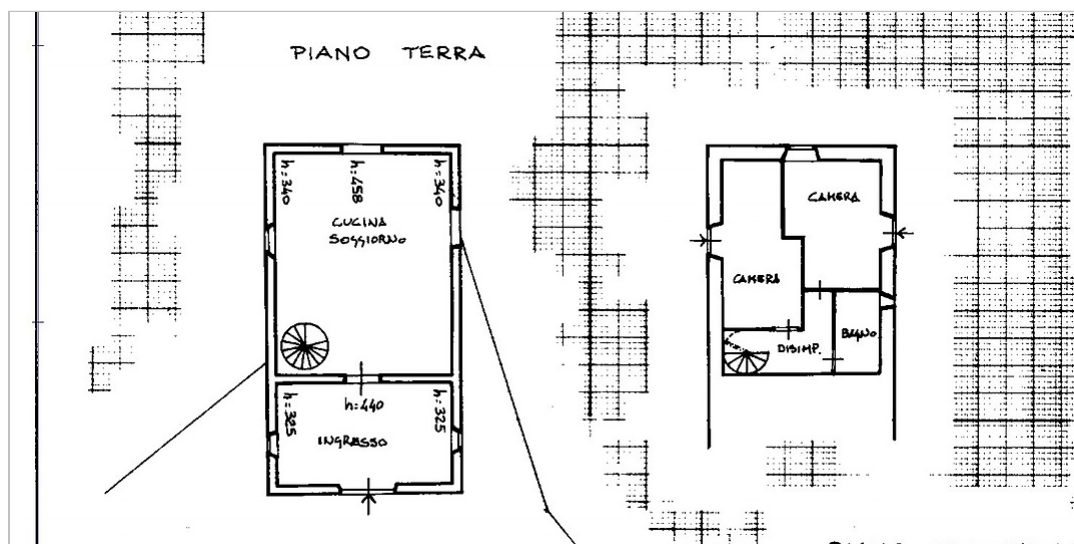
Asking price	€ 1.300.000
Purchase tax and public fees	€ 12.855
Stamp duty and registration fee	€ 1.067
Notary	€ 15.600
Technical documentation (geometra)	€ 13.520
Agent commission	€ 39.000
VAT (on notary, technical documentation and agent fee)	€ 14.986
Total transaction costs	€ 97.028
Total purchase costs	€ 1.397.028

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

Thanks to consistent and thorough maintenance, the house is in perfect condition, and move in ready.

The property is perfect for hospitality purposes, as it is already divided into three separate living units.

The pool system was completely replaced and new pumps were installed a couple of years back.

The property has a private well, and an updated wastewater purifying system, compliant with regional environmental regulations.

The small olive grove on the property has been continuously maintained and cultivated, and produces delicious, Tuscan olive oil.

The main heating sources are LPG and a pellet stove.

SURROUNDING AREA

Located at the end of an idyllic gravel road, with typical Tuscan farm houses, beautiful scenery and traditional stone walls, the property boasts complete privacy and tranquility. The panoramic view of the valley below, and the majestic mountain backdrop, is the cherry on top, for this unique and enchanting place.

The location in the hilly countryside northeast of Florence, just 25 km from the famous Renaissance city, and right on the border of the Mugello valley, makes it the perfect starting point for excursions, whether you prefer shopping in the city, hiking in the mountains, or visiting lakes or old Tuscan medieval towns.

The nearby town of Rufina, has all the necessities, and is the main town of the famous wine district Chianti Rufina - the smallest Chianti DOCG "sub-district", known for its high-altitude vineyards which, with sunny days and cool nights, give the wine a refined, special taste.

The famous luxury designer outlet 'The Mall', is located just 30 minutes from the property. The neighbouring property is an agriturismo, with a cozy restaurant where you can enjoy regional cuisine and typical Tuscan specialties at long tables, all year round, and get to know the locals.

PROPERTY INFORMATION

Location	Rufina
Province	FI
Region	Toscana
Property type	Villa
Year built (estimated)	1650
Year restored	2000
Surface area (sqm)	85000
Living space (sqm)	400
Levels	2
Bedrooms	6
Bathrooms or half bathrooms	3
Balcony	No
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)	180
View	Mountains
Access road to property	Gravel road
Distance from main road (meters)	2400
Nearest airport	Firenze
Distance to nearest airport (km)	50
Nearest grocery store (km)	5
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze