



# Vicchio

FI - Toscana

€ 180.000

## Exciting restoration project in the heart of Vicchio

Large townhouse on four levels with independent entrance, located just 150 meters from the main square of the charming village of Vicchio, in the Mugello Valley.

The house consists of three floors of about 150 square meters each, connected by an internal lift, and a cellar with beautiful vaults. From the landing between the ground floor and the first floor there is access to a 60 sqm paved, south-facing terrace, on two levels. The property needs a complete restoration, and the existence of well-preserved quality materials such as finely decorated coffered ceilings, original fireplaces, wooden beams and terracotta floors, makes it possible to create a unique refuge, full of charm and history, a stone's throw from the town center.

Ideal for those looking for an interesting investment opportunity or to start a business adventure, such as a boutique hotel or similar.

1800	4	3	6	19	60 M <sup>2</sup>	550 M <sup>2</sup>	G

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**ChangeHome**   
... Real Estate

REF. NO.  
**CH 223**

PROPERTY TYPE  
**Restoration project**

### COST OVERVIEW when buying a "seconda casa"

Asking Price	€ 180.000
Purchase tax and public fees	€ 15.205
Stamp duty and registration fee	€ 1.067
Notary	€ 2.160
Technical documentation (geometra)	€ 1.872
Agent commission	€ 5.400
VAT (on notary, technical documentation and agent fee)	€ 2.074
<b>Total transaction costs</b>	<b>€ 27.778</b>
<b>Total purchase costs</b>	<b>€ 207.778</b>

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 town house has many beautiful architectural details, such as coffered ceilings and original terracotta floors.

The house needs a complete restoration.

The spacious rooms, the beautiful details, the strategic position in the center of the town, and the garden and the outdoor areas, makes the property very well suited for hospitality purposes, such as a boutique hotel.

A functioning elevator is installed in the building.

## SURROUNDING AREA

Mugello is a beautiful area northeast of Florence, known for being home to the famous Mugello motorsport circuit, for its' charming typical Tuscan restaurants serving fantastic food, and of course for its' beautiful landscape with hills and mountains and lovely small towns.

Vicchio is located along the railway between Firenze and Borgo San Lorenzo, with several daily departures in each direction.

From Borgo San Lorenzo there are further connections to Bologna and Faenza.

The motorway and the famous fashion outlet in Barberino are only 20 minutes away, and you can reach Florence within less than an hour.

## PROPERTY INFORMATION

Location	Vicchio
Province	FI
Region	Toscana
Property type	Restoration project
Year built (estimated)	1800
Year renovated	
Surface area (sqm)	60
Living space (sqm)	550
Levels	4
Bedrooms	6
Bathrooms or half bathrooms	3
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	No
Primary heat source	Other
Energy label (EU)	G
Height above sea level (meters)	204
View	City/town
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Firenze
Distance to nearest airport (km)	50
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Firenze, Bologna