



Strada in Chianti

FI - Toscana

€ 737.000

Modern country house with shared pool, located in beautiful settings near Florence

Newly constructed Tuscan stone house, located in the famous Chianti area. The lovely 158 sqm house, detached from the neighboring properties, consists of a ground floor with a large, bright, open plan kitchen and living room, a bathroom, a pantry and a storage room. From the kitchen you have direct access to a large, terrace and a 1000 mq private garden with olive trees. On the first floor, there are three spacious bedrooms, two bathrooms (of which one in ensuite). The house has been tastefully renovated using high quality materials, making it aesthetically and functionally pleasing. Much attention has been paid to honoring the traditional Tuscan building style, while adding a modern touch. Besides the terrace and garden, the outdoor living space consists of another terrace in connection with one of the bedrooms, and a shared pool area, from where you can enjoy the beautiful view.

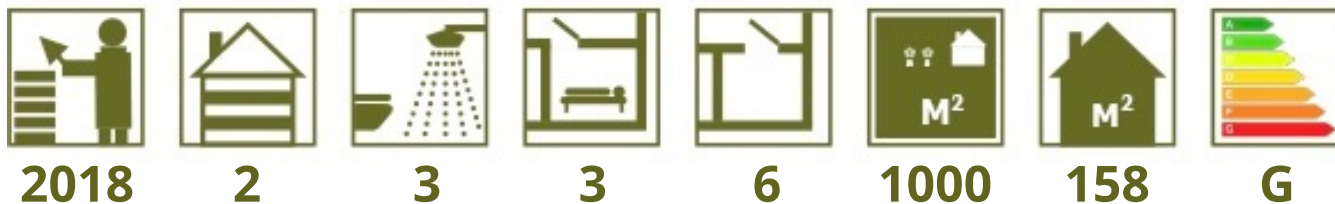
Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

ChangeHome 
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REF. NR.
CH 224

PROPERTY TYPE
Detached house

COST OVERVIEW when buying a "seconda casa"

Asking price	€ 737.000
Purchase tax and public fees	€ 7.203
Stamp duty and registration fee	€ 1.067
Notary	€ 8.844
Technical documentation (geometra)	€ 7.664
Agent commission	€ 22.110
VAT (on notary, techical documentation and agent fee)	€ 8.495
Total transaction costs	€ 55.383
Total purchase costs	€ 792.383

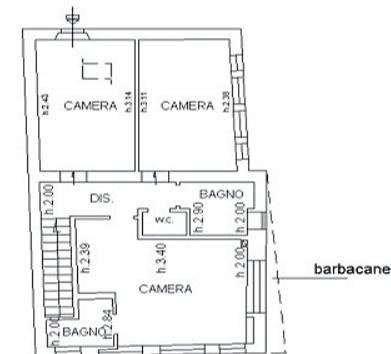
The above mentioned is merely an example of transaction costs and purchase costs, when acquiring a "seconda casa" in Italy. The calculation is indicative, and ChangeHome Real Estate assumes no responsibility for the accuracy of the information. We recommend you always seek qualified legal advice, when purchasing real estate. For any further information, don't hesitate to contact us.

FLOOR PLANS



PIANO TERRENO

Floor plans are not to scale and are for indicative purposes only. ChangeHome Real Estate assumes no responsibility for the accuracy of the plans.



PIANO PRIMO

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GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house, built in 2018, has been meticulously maintained, and is thus in no need for restoration.

While the exterior reflects the original, local building style, the interior is a succesful mix of modern and traditional features, with large double glazed windows in chestnut wood, bright rooms and resin floors, combined with wooden ceiling beams, stone stairs, terracotta floors etc.

The home is part of a complex with a total of four properties and a shared swimming pool. A gardener/caretaker looks after the place year round

The large, private terrace, connected to the kitchen, has plenty of space for an outdoor kitchen or a bbq area.

The annual condominium fees amount to approximately 3.000€

SURROUNDING AREA

The property is located right in the heart of the Chianti Classico wine district, known all over the world for great wine combined with culinary experiences and the characteristic Tuscan landscape with rolling hills, wine fields and olive trees.

The nearest village, strada in Chianti (5km) has everything you need, from restaurants and supermarkets to banks and a pharmacy. On tuesdays there is a typical market in town, where you can buy everything from local specialties to clothes and homeware.

The charming towns Greve, Radda, Panzano and Castellina are all nearby, and famous destinations such as San Gimignano, Siena and Florence can be reached in less than an hour. Strada in Chianti is well connected with Florence and the surrounding area by bus.

PROPERTY INFORMATION

Location	Strada in Chianti
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	2018
Year restored	2018
Surface area (sqm)	1000
Living space (sqm)	158
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	No
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)	1000
Nearest airport	Firenze
Distance to nearest airport (km)	36
Nearest grocery store (km)	5
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Firenze, San Gimignano, Siena