



Massa e Cozzile

PT - Toscana

€ 370.000

Beautiful country house with olive grove and panoramic views

Country house of approximately 240 square meters, beautifully situated just a stone's throw from the village of Cozzile, in the province of Pistoia.

The two floor home is very bright, and has five bedrooms, two bathrooms, a spacious kitchen with a beautiful antique fireplace, a large hallway and a living room with wood burning stove.

The house is in excellent condition, and oozes personality and soul. It has many beautiful, well-preserved details, such as old doors, exposed beams and terracotta floors.

Adjacent to the house is a beautiful garden and a terrace with panoramic views. The house is surrounded by one hectare of land. Belonging to the property is a rustic barn building of approximately 60 sqm, which can be restored and converted into housing.

The south-facing position of the home guarantees plenty of light and warmth, even in winter.



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REF. NO.
CH 225

PROPERTY TYPE
Detached house

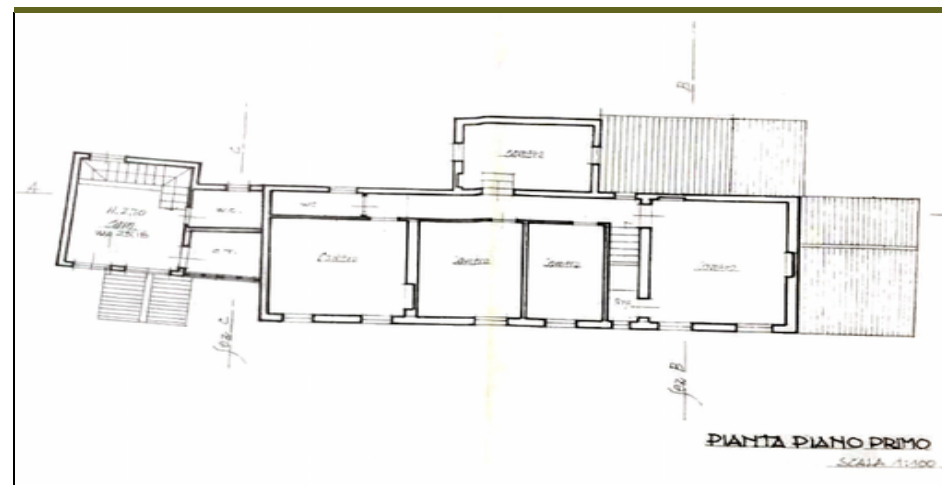
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COST OVERVIEW when buying a "seconda casa"

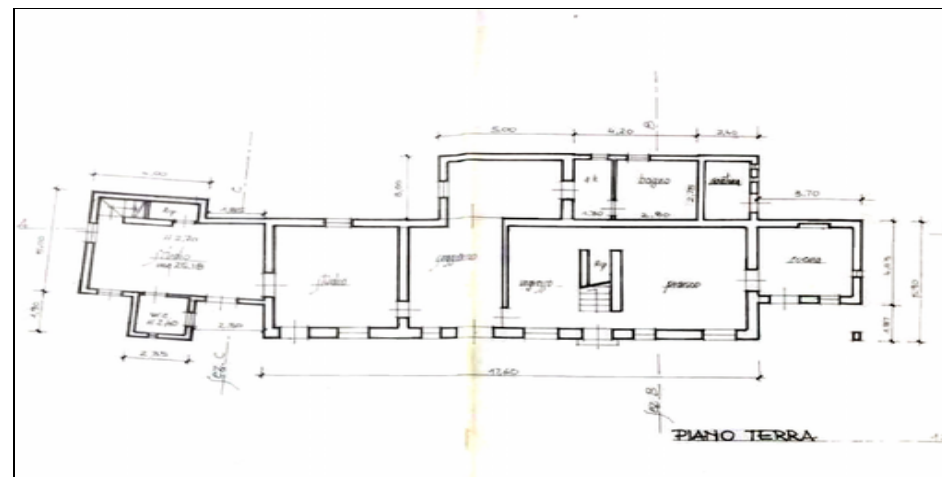
Asking Price	€ 370.000
Purchase tax and public fees	€ 4.743
Stamp duty and registration fee	€ 1.067
Notary	€ 4.440
Technical documentation (geometra)	€ 3.848
Agent commission	€ 11.100
VAT (on notary, technical documentation and agent fee)	€ 4.264
Total transaction costs	€ 29.462
Total purchase costs	€ 399.462

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 house is surrounded by about 1 hectare land with 40-50 olive trees.

The property is served by public water supply, and has a rainwater collection tank for irrigation

The house is heated with LPG

It is possible to make another bedroom or a third bathroom.

The area has great internet connection (fiber)

SURROUNDING AREA

The property is located in an area with numerous walking and bike trails, charming hamlets and villages and the spa city Montecatini Terme just 15 minutes away by car, where you can find large supermarkets, great restaurants, and - of course - several thermal baths and spas for a day of relaxation and self-indulgence.

The geographical position of the property is ideal for visiting the rest of Tuscany, with famous destinations such as Lucca, Florence, Pistoia, Pisa less than an hour's drive away. The ski resort of Abetone and the tuscan coast are also just a short drive from the house.

PROPERTY INFORMATION

Location	Massa e Cozzile
Province	PT
Region	Toscana
Property type	Detached house
Year built (estimated)	1700
Year renovated	
Surface area (sqm)	10000
Living space (sqm)	240
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	2
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	220
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	300
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	5
Nearest restaurant (km)	5
Cities nearby (less than 1 hour)	Montecatini, Firenze, Pistoia, Lucca