



# Certaldo

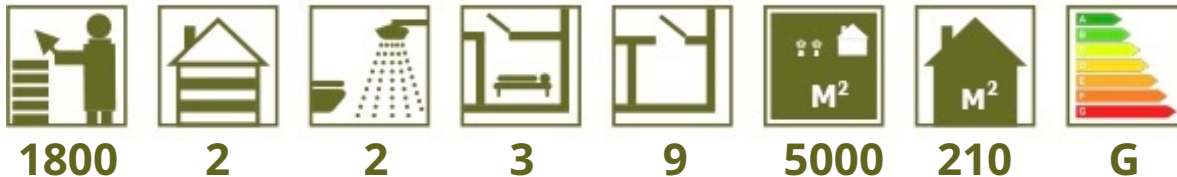
FI - Toscana

€ 189.000

**Semi-detached house in Tuscan old farmhouse, with lots of potential, located in the beautiful landscape in the countryside of Certaldo**

Property with huge potential, located in the beautiful hilly landscape between Certaldo and Fiano, southwest of Florence. The semi-detached property is part of an original tuscan farm house, now divided into more units, and is free to three sides. Surrounding the house is a large, private garden with a wonderful covered terrace.

The property's first floor is registered as habitation, while the ground floor - originally the stables - are used for tools and storage at the moment. Many of the house's original details have been well preserved - there is still beautiful terracottas floors in many rooms, old wooden ceiling beams and a large fireplace in the kitchen. In addition, a small outbuilding with an pizzaoven belongs to the property. The property needs a complete restoration, and the large rooms with tall ceilings have the potential to become a dream home.



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REF. NR.  
**CH 151**

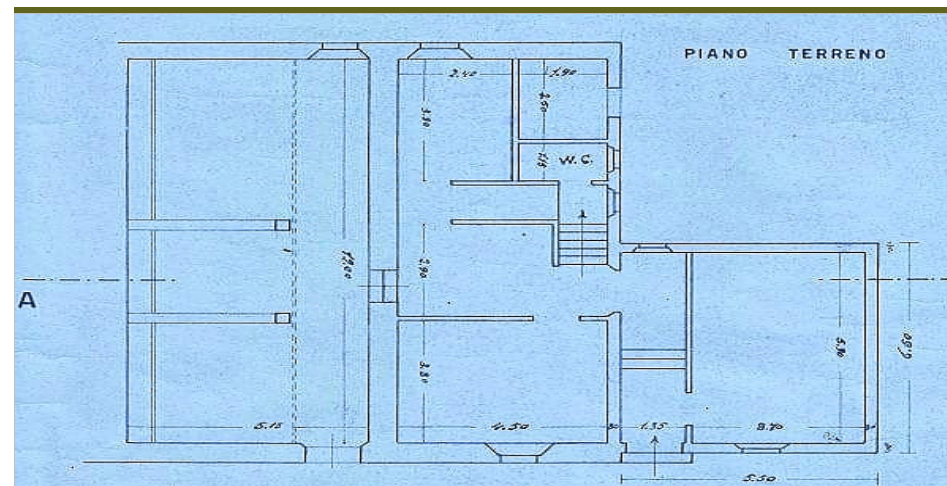
PROPERTY TYPE  
**Semi-detached house**

## COST OVERVIEW when buying a "seconda casa"

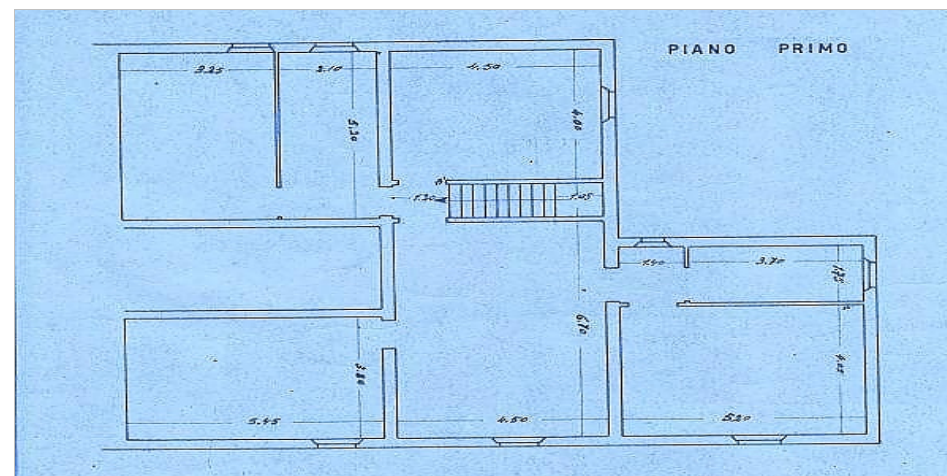
Asking price	€ 189.000
Purchase tax and public fees	€ 12.142
Stamp duty and registration fee	€ 1.067
Notary	€ 2.268
Technical documentation (geometra)	€ 1.965
Agent commission	€ 5.670
VAT (on notary, technical documentation and agent fee)	€ 2.177
Total transaction costs	€ 25.289
<b>Total purchase costs</b>	<b>€ 214.289</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



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 first floor of the house has already been registered and classified as habitation, which is a great advantage as this is usually an important part of the budget in a restoration project

It is possible to acquire more land, upon request

We would be glad to help mediate contact to experts in restoration of farm buildings, who are able to help you visualize what a future house may look like

The property requires a complete restoration, but has many building materials worth recycling - eg. the beautiful, antique terracotta floor.

### SURROUNDING AREA

The semi-detached house is located in a beautiful, green, hilly area between Certaldo and Fiano, southwest of Florence.

Certaldo is a small town divided into two areas; the old medieval part of town, located on top of a hill with wonderful panoramic views, and the more modern part of town, where all necessities are found, located in the valley below.

Famous medieval towns such as Volterra and San Gimignano are nearby, as are the cities Florence and Siena and the motorway A1 and the express-way Fi-Pi-Li, between Florence and Livorno (the western coast).

The property is located only 50 km from the airport of Florence.

### PROPERTY INFORMATION

Location	Certaldo
Province	FI
Region	Toscana
Property type	Semi-detached house
Year built (estimated)	1800
Year restored	
Surface area (sqm)	5000
Living space (sqm)	210
Levels	2
Bedrooms	3
Bathrooms or half bathrooms	2
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	G
Height above sea level (meters)	75
View	Nature, hills
Access road to property	Paved road
Distance from main road (meters)	30
Nearest airport	Firenze
Distance to nearest airport (km)	50
Nearest grocery store (km)	4
Nearest restaurant (km)	4
Cities nearby (less than 1 hour)	Firenze, Volterra, San Gimignano, Siena