



Moss Italian Property Consultants

MIPC Preliminary Survey

Address : Via Macaria, near Colombo Bianco, Salemi, Trapani, Sicily, Italy.

Sale Price : €400,000



Property brief description :

Situated off the country road leading to the Colombo Bianco vineyard this Sicilian farmhouse is set in 2 hectares of mature gardens. 4 bedroom detached farmhouse 300 square metres with outhouse of 80 square metres. Private drive meanders through the wooded gardens and fruit trees with a large parking area in front of the house. There is a sheltered patio area with outside cooking facilities. Internally the old farmhouse has stone slabs in the kitchen, a large living room with open fireplace, downstairs bathroom, 4 bedrooms upstairs with 1 bathroom. The property is in need of modernisation.

Large country farmhouse with scope for development of the outhouse into further accommodation.

The asking price is slightly higher than the market value due to its prime position.

MIPC believes offers in the region of €350,000 maybe accepted by the seller.

Videos of property:

See on you tube : <http://www.youtube.com/watch?v=ZSAktQJhO2w>



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Finances :

Description	Value	When
Purchase Price	350,000	
Preliminary Purchase Contract	35,000	asap
Balance of purchase	415,000	notary
Purchase taxes & notary *	35,000	notary
TOTAL PROPERTY	385,000	
Italian lawyer	3,500	asap
MIPC	3,000	invoice
POA contract	380	Now
POA lawyers presence**	280	invoice
Italian tax code	110	Now
TOTAL PURCHASE COST	392,270	

* approximante value. To be finalises.

** lawyers charge a minimum of €280 or €80/hour

Cadastral Value :

The cadastral value needs confirming as often in Salemi it is different to the market value.

Purchase taxes can be based on the market value, though a quantity surveyors evaluation is required. Extra cost €300

Annual property costs :

Annual taxes in Italy include ;

ICI : For 2009 this is €1000 (Based on the higher cadastral value)

Refuge tax : This is estimated to be around €800 for this property. To confirm.



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Utilities :

Electricity :

The property has a working electricity supply. The metre is on the ground floor on the left as you enter and it is a 3KWH supply. A new connection in the new owners name with the local ENEL electricity supplier would need to be activated.

Water :

Mains supply water in Salemi is not continuous. All houses use a system of water storage tanks. The mains water when supplied tops up the storage tanks. The coldwater is pumped from the tanks into the domestic water system, the heating and hot water boilers.

This property has 1 water tank in the cellar holding approximately 10 cubic metres of water = 10000 litres. The mains supply can be accessed directly from the kitchen.

Gas :

There is no mains gas supply to the historic centre of Salemi. All the houses use gas in cylinders, supplied and delivered to the house from a Salemi town supplier.

Heating :

There is no central heating in this house.

Telephone :

A telephone line arrives in the house though it is disconnected. This would need reconnecting to the Italian phone suppliers.

Internet :

With a connected telephone line, broadband is available in Salemi. There is also a very good 3G network in Salemi for mobile internet users.

TV :

There is a TV aerial wired into the house. The aerial is located on the roof.

Salemi analogue TV reception is good. The main national channels available are RAI 1 & 2 & 3, Italia 1, rete4, canale 5.

Digital transmission offers few additional channels.

Most people subscribe to a satellite channel.

There is no cable TV in Salemi.