



**Moss Italian Property Consultants**

MIPC Preliminary Survey

Address : 40 Via Montanari, Salemi, Trapani, Sicily, Italy.

Sale Price : €27,000 (negotiate at least 1000 discount offer €25,000 agree at €26,000)



**Property brief description :**

Situated on Via Montanari 200m from Piazza Liberta towards the chemists in the centre of Salemi, the property listed is a ground floor 2 roomed flat. 1 Double bedroom, kitchen/dining room and bathroom. Low maintenance, ideal for a base in Salemi, 2 minute walk to centre. Recently refurbished. Windows face west and get afternoon/evening sun. Fitted kitchen and furniture included.

Good bargain.

Rooms : Kitchen/Dining room(A) ; Bedroom(B) ; Bathroom (C)

*See attached floor plan for reference to rooms and letter (A,B,C etc..)*

**Videos of property:**

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

*40, Via Montanari, Salemi, Trapani, Sicily, Italy*



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**Finances :**

Description	Value	When
Purchase Price	26,000	
Preliminary Purchase Contract	3,000	asap
Balance of purchase	23,000	notary
Purchase taxes & notary *	4,000	notary
<b>TOTAL PROPERTY</b>	<b>30,000</b>	
Italian lawyer	2,000	asap
MIPC ; finders fee	1,000	invoice
POA contract	380	Now
MIPC POA **	500	Invoice
Italian tax code	110	Now
<b>TOTAL PURCHASE COST</b>	<b>33,990</b>	

\* approximante value. To be finalised.

\*\* MIPC POA : Charge for MIPC to act as Power of Attorney for purchase.

**Cadastral Value :**

The cadastral value needs confirming as often in Salemi it is higher than 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 €250 (Based on the higher cadastral value)

Refuge tax : This is estimated to be around €150-200 for this property. To confirm.

Condominium fees : €250/annum for cleaning/maintenance of communal entrance hall



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### **Floorplan analysis :**

#### **Ground floor:**

Ceiling height is 3.0m

A: Kitchen/Dining room : 3m\*5m(less bathroom)=12sqm : door to right leads to bedroom. (B).

B: Bedroom : Double bedroom : 5m\*3m=15sqm

C: Bathroom : 3m\*1m=3sqm

Total sqm ground floor A+B+C = circa 30sqm

### **Utilities :**

#### **Electricity :**

The property has a working electricity supply. The metre is on the ground floor on the right as you enter into the entrance hallway of the building 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 7.5 cubic metres of water = 7500 litres.

#### **Gas :**

Mains gas supply. Currently shared meter with owners apartment. Would need to install own gas metre cost €200, through Gas Board.

#### **Heating :**

There is no central heating in this house.

#### **Air Conditioning :**

There is an air conditioning unit in the bedroom

#### **Telephone :**

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



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**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.