



## **Moss Italian Property Consultants**

Click here to return to the [MIPC](#) corporate website  
Or here to return to the [Salemi](#) website

### MIPC Sicilian property

Address : Via Cala Mazzo di Sciacca, 39, Scopello, Trapani, Sicily, 91010 Italy.

Sale Price : €1,000,000 + Bargain price for quick sale.

Weekly rent: August (high season) €2,800 : Other months €2200



#### **Property brief description :**

Exclusive seaside 250m<sup>2</sup> villa set in 5000m<sup>2</sup> mature mediterranean gardens overlooking the Scopello bay of Sicily. Situated 5 minutes walk from the Scopello bay locally known as Cala Mazzo di Sciacca. Off the country road leading to the Zingaro nature reserve this villa has the “wow” factor. 4 double bedrooms all with individual bathrooms, 3 small spare rooms, 1 large living room with 6m high ceilings, large outside ground terrace and sun seeking roof terrace.

A luxury holiday villa up for a quick sale as recently widowed owner does not live here.

Interested parties to act quickly as there is a lot of local interest.

#### **Videos of property:**

See on you tube : [http://www.youtube.com/watch?v=PACR62flW\\_I](http://www.youtube.com/watch?v=PACR62flW_I)

#### **Location :**

5 minutes from Scopello

20 minutes Castellamare del Golfo

*39, Via Cala Mazzo di Sciacca, Scopello, Trapani, Sicily, 91010 Italy.*



## **Moss Italian Property Consultants**

45 minutes Palermo airport.

45 minutes Trapani airport.

### **Property details:**

#### **Ground floor:**

Total ground floor 150sqm

Large open plan living room 50sqm

Kitchen 20sqm

Storage room

1 ensuite double bedroom

1 double bedroom

1 Bathroom

#### **1<sup>st</sup> Floor:**

Total 1<sup>st</sup> floor 100sqm

Study

Storage room

2 double bedrooms

2 bathrooms

#### **Outside:**

Ground terrace 60sqm

Roof terrace (accessed by external staircase) 60sqm

Mature terraced gardens 5000sqm

Uncovered Car park

2 Single garages

1 small outside storage building

Electronic gates

Extensive garden lighting

Garden irrigation system

2 water cisterns



**Moss Italian Property Consultants**

**Finances :**

Description	Value	When
Purchase Price	1,000,000	
Preliminary Purchase Contract	100,000	asap
Balance of purchase	900,000	notary
Purchase taxes & notary *	100,000	notary
<b>TOTAL PROPERTY</b>	<b>1100,000</b>	
Italian lawyer	3,000	asap
MIPC ; finders fee	10,000	invoice
POA contract	380	Now
MIPC POA **	500	Invoice
Italian tax code	110	Now
<b>TOTAL PURCHASE COST</b>	<b>1,113,990</b>	

\* approximate value. To be finalised and depends on residential status.

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

**Cadastral Value :**

The cadastral value needs confirming.

**Annual property costs :**

Annual taxes in Italy include ;

ICI : For 2009 this is €1000

Refuge tax : This is estimated to be around €1000 for this property.

Gardener : Part time job circa €10,000/annum (not obligatory).



## **Moss Italian Property Consultants**

### **Floorplan analysis :**

Detailed floor plan available upon request

### **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 near Scopello 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 a water tanks in the gardens holding approximately 10 cubic metres of water = 10000 litres.

There is also a natural well used as the main source of water.

#### **Gas :**

There is no mains gas supply. Currently the property only uses gas in the kitchen and is supplied in gas cylinders. A larger gas tank positioned in the gardens could be considered for a more continuous supply.

#### **Heating :**

There is no central heating in this house.

#### **Air Conditioning :**

There are 3 air conditioning units in the 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 Scopello. There is also a very good 3G network in Scopello for mobile internet users.



### **Moss Italian Property Consultants**

#### **TV :**

There is a satellite dish wired into the house. The dish is located on the roof.  
Scopello 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 Scopello.