



**Moss Italian Property Consultants**

MIPC Preliminary Survey

Address : Via Discesa Monte corner with Via Coddemi, 1, Salemi, Trapani, Sicily, Italy.

Sale Price : €35,000 (negotiate at least 2000 discount offer €30,000 agree at €33,000)



**Property brief description :**

Corner building with 4 floors viewable from the south and 3 from the east side. Ground floor has independent access connecting to superior floors via internal staircase and would make a separate flat or cellar.

Main house entrance to the 1<sup>st</sup> floor on the east side from small patio.

House in reasonable condition but needs modernisation. Each floor would realise 1 double bedroom with ensuite bathroom and hallway. Ideal for a group of 3 friends looking to put their foot on the property market here in Salemi.

2<sup>nd</sup> and 3<sup>rd</sup> floor have balconies and there is a small roof terrace.

Solid classic building. Good bargain.

**Videos of property:**

See on you tube : <http://www.youtube.com/watch?v=QytP2KwhNG8>

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**Finances :**

Description	Value	When
Purchase Price	33,000	
Preliminary Purchase Contract	3,300	asap
Balance of purchase	29,700	notary
Purchase taxes & notary *	3,000	notary
<b>TOTAL PROPERTY</b>	<b>36,000</b>	
Italian lawyer	1,500	asap
MIPC	2,000	invoice
POA contract	380	Now
POA lawyers presence**	280	invoice
Italian tax code	110	Now
<b>TOTAL PURCHASE COST</b>	<b>40,270</b>	

\* 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 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 €19 (Based on the higher cadastral value)

Refuge tax : This is estimated to be around €150-200 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.