



Moss Italian Property Consultants

MIPC Preliminary Survey

Address : Zona San Ciro, Salemi, Trapani, Sicily, Italy.

Sale Price : €170,000 (negotiate at least €10,000 discount offer €150,000 agree at €160,000)



Property brief description :

Situated on the rolling hillsides of the San Ciro countryside 5 minutes from Salemi, this detached 3 bedroom house of 200 square metres is set in mature gardens and olive groves totalling 4 hectares. Ground floor the entrance hall opens onto a stone staircase and a large kitchen and garage (would make a large dining room). The staircase leads to 3 double bedrooms and 1 large bathroom. Upstairs hallway leads onto a west facing roof terrace. From the road there is a 100m tree lined private drive leading to the property set in walled terraced mature gardens and with fields of olive trees. The property has a large south facing patio for parking and outside entertainment.

Solid classic building. Excellent value. In need of modernisation.

Videos of property and gardens.

See on you tube : <http://www.youtube.com/watch?v=qN8g05LEFng>

Villa San Ciro, Salemi, Trapani, Sicily, Italy



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Finances :

Description	Value	When
Purchase Price	160,000	
Preliminary Purchase Contract	16,000	Asap
Balance of purchase	144,000	notary
Purchase taxes & notary *	16,000	notary
TOTAL PROPERTY	176,000	
Italian lawyer	3,000	Asap
MIPC	3,000	invoice
POA contract	380	Now
POA lawyers presence**	280	invoice
Italian tax code	110	Now
TOTAL PURCHASE COST	182,770	

* 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 from 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 €700 (Based on the higher cadastral value)

Refuge tax : This is estimated to be around €500 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.