



## Moss Italian Property Consultants

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### Salemi barns in Sicily to restore

Address : Various Farmhouses in need of restoration, Salemi, Trapani, Sicily, Italy.  
Sale Price : € 20,000 - €100,000

***Remember 20 years ago in Tuscany, Italy, they were giving away the ruined country barns set on the rolling tuscan landscape. The same properties restored now are worth millions. "The New Tuscany" set in the green valleys of south west Sicily in the province of Trapani, surrounding the town of Salemi has been identified as strong growth market. With vineyards and olive groves in abundance, all year round sun and beautiful beaches now is your chance to pick up a bargain and own a piece of Sicily before the masses arrive.***

1: Farmhouse San Ciro, 4 hectares of land.



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

Sicilian farm barn located near San Ciro, 5 minutes from Salemi, Sicily. Detached and set in 4 hectares of land, of which 2 hectares with vines. In need of full restoration.

Asking price : €100,000

NB: Land has inherent value as 2 hectares are mature grapevines.

#### **Video of property:**

See on you tube : <http://www.youtube.com/watch?v=WJOO6YreIwE>

*Various Farmhouses, Salemi, Trapani, Sicily, Italy*



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2: Old Sicilian farm building set in 1 hectare of land



**Property brief description :**

Sicilian farmers farm building located near San Ciro, 5 minutes from Salemi, Sicily. Detached and set in 1 hectare of land for cultivation. Building is circa 40 square metres and abandoned and in need of full restoration. It would make a pleasant country retreat for a writer.

Asking price : €25,000

**Video of property:**

See on you tube : <http://www.youtube.com/watch?v=Xu3AafXsI60>



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3: Group of old Sicilian barns set in 1 hectare of land.



**Property brief description :**

Sicilian farm buildings located in the valley of Salemi, 5 minutes from historic Salemi, Sicily. A group of 3 detached farm houses and all set in 1 hectare of land. Building are circa 80 square metres and abandoned and in need of full restoration. It would make a great setting for a small community of artists.

Asking price : €25,000 each

*Various Farmhouses, Salemi, Trapani, Sicily, Italy*



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4: Small Country farmhouse with 3 hectares of land.



#### Property brief description :

Sicilian country outhouse located in the valley of Filci Salemi, 5 minutes from historic Salemi, Sicily. This outhouse was used by the owners this summer and offers 1 bedroom , dining room and kitchen approx 80 square metres in total. The building is attached to an old barn (not included). There is a patio in front of the house for outside entertainment and parking.

Interesting development opportunity as 3 hectares of land can be bought with the house with potential building permission.

Asking price : €30,000 + €12,000 (3 hectares of land) = €42,000

#### Video of property:

See on you tube : [http://www.youtube.com/watch?v=SJJQpbf\\_Q9s](http://www.youtube.com/watch?v=SJJQpbf_Q9s)

View on google maps at

[http://maps.google.co.uk/maps?f=q&source=s\\_q&hl=en&geocode=&q=salemi+sicily&sll=53.800651,-4.064941&sspn=11.927509,39.506836&ie=UTF8&ll=37.845346,12.774503&spn=0.001944,0.004823&t=h&z=18](http://maps.google.co.uk/maps?f=q&source=s_q&hl=en&geocode=&q=salemi+sicily&sll=53.800651,-4.064941&sspn=11.927509,39.506836&ie=UTF8&ll=37.845346,12.774503&spn=0.001944,0.004823&t=h&z=18)

*Various Farmhouses, Salemi, Trapani, Sicily, Italy*



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### Finances : Example

Description	Value	When
Purchase Price	50,000	
Preliminary Purchase Contract	5,000	asap
Balance of purchase	45,000	notary
Purchase taxes & notary *	5,000	notary
<b>TOTAL PROPERTY</b>	<b>55,000</b>	
Italian lawyer	1,500	asap
MIPC consultant fee	2,000	invoice
POA contract	380	Now
POA lawyers presence**	280	invoice
Italian tax code	110	Now
<b>TOTAL PURCHASE COST</b>	<b>59,270</b>	

\* approximante value. To be finalises.

\*\* Power of Attorney (POA) lawyer's charge.

### 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 €500 (Based on the higher cadastral value)

Refuge tax : This is estimated to be around €500 for this property. To confirm.



## **Moss Italian Property Consultants**

### **Utilities :**

#### **Electricity :**

Some of the properties have a working electricity supply, others need connecting to the mains 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.

Some remote farmhouses do not have mains water supply and have to have water delivered by the lorry load. Others are more fortunate and have a natural well in the grounds.

#### **Gas :**

There is no mains gas supply in the countryside of Salemi. Most properties have GPL storage tanks to serve their property with gas or use small gas stoves with gas cylinders.

#### **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.