



# PROPERTY EXPOSÉ



<b>Address</b>	<b>via dei Fantoni, 10A Solto Collina (BG)</b>
<b>Map Location</b>	<a href="https://maps.app.goo.gl/Q2JE4mcwbdwFAU6g7">https://maps.app.goo.gl/Q2JE4mcwbdwFAU6g7</a>
<b>Price</b>	215.000 €
<b>Private Box n°4</b>	Included in the price
<b>Commercial area of the apartment</b>	53 s.m.
<b>Taxes on purchase for non residents</b>	3.966,94 €
<b>Ownership Tax (IMU)</b>	603,91 €
<b>Agency Fee</b>	4% + VAT (€10.492)
<b>Notary honorary</b>	From €2.500 to €3.000 + VAT *
<b>Interpreter and Translation of notarial deed</b>	From €1.000 to €1.500 *
<b>Apartment description</b>	1 bedroom apartment at 1st floor composed by entrance, hallway, bathroom with shower and washing machine, lounge area with kitchen, a spacious bedroom and a terrace with lake view. Usage of the common pool and garage (single) included in the price
<b>Heating</b>	Methan gas
<b>Furnitures</b>	Included in the price
<b>Box</b>	Included in the price
<b>Year of construction</b>	2014
<b>Swimming Pool</b>	Shared pool
<b>Yearly condo fee</b>	€1.300 (subject to modification by the owner's association - in this amount the heating is included))
<b>Link to the listing</b>	<a href="https://gcase.it/it/lagoiseo/bilocale-soltocollina-37400">https://gcase.it/it/lagoiseo/bilocale-soltocollina-37400</a>
<b>Average Yearly STR gross income</b>	20.000 €

\* Notary fee, as well as the cost of interpreter for the meeting with notary and translation of notarial deed, can't be precisely estimated at this stage, a more precise quotation will be possible when the notary will receive precise details on the property and on the parties involved in the sale.

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Agenzia delle Entrate  
CATASTO FABBRICATI  
Ufficio Provinciale di  
Bergamo

Dichiarazione protocollo n. BG0253559 del 23/12/2013

Planimetria di u.i.u. in Comune di Solto Collina

Via Dei Fantoni

civ. SN

Identificativi Catastali:

Sezione: SO

Foglio: 12

Particella: 3981

Subalterno: 30

Compilata da:

Balduzzi Severino

Iscritto all'albo:

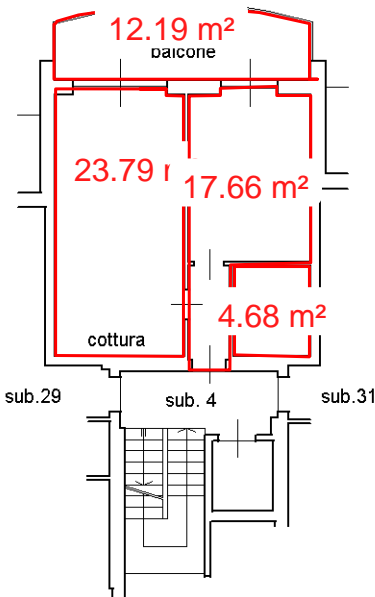
Geometri

Prov. Bergamo

N. 1839

Scheda n. 1

Scala 1:200



piano primo h. m 2,70

Ultima planimetria in atti

**Agenzia delle Entrate**  
**CATASTO FABBRICATI**  
Ufficio Provinciale di  
**Bergamo**

Dichiarazione protocollo n. BG0253559 del 23/12/2013

Planimetria di u.i.u. in Comune di Solto Collina

Via G. B. Pozzi

civ. SN

Identificativi Catastali:

Sezione: SO

Foglio: 12

Particella: 3981

Subalterno: 51

Compilata da:

**Balduzzi Severino**

Iscritto all'albo:

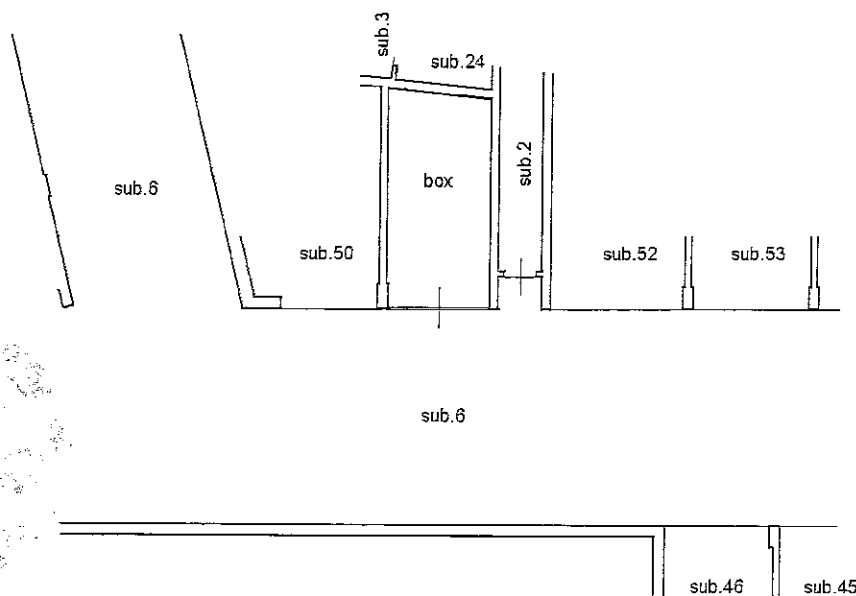
**Geometri**

Prov. Bergamo

N. 1839

Scheda n. 1

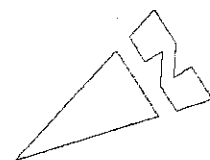
Scala 1:200



piano interrato h. m 2,40

*Luca Catt. R. es. leg.*

*Arnoldo Pelogatti*



Ultima planimetria in atti

Data: 20/02/2014 - n. T229377 - Richiedente: CPPLRD52B15F839S

Totale schede: 1 - Formato di acquisizione: A4(210x297) - Formato stampa richiesto: A4(210x297)