EASY LIVING

EASYLIVING TUSCANY

YOUR HOME. OUR PASSION.

A GUIDE TO BUYING PROPERTY IN ITALY

FOR FOREIGN CLIENTS

A safe, transparent and fully managed process, from the first offer to the final deed.

ALL STEPS ARE HANDLED AND COORDINATED BY OUR TEAM.

90% OF COUNTRIES
Approximately 90% of countries face no restrictions when buying property in Italy.

FULL ASSISTANCE
Every step is managed and coordinated by our team for a simple and stress-free experience.

SECURITY & TRANSPARENCY
Every phase is carried out by qualified professionals to protect your interests 100%.

TOTAL TRANSPARENCY
You will always receive a detailed breakdown of all costs before you make any decision.

1 WHO CAN BUY PROPERTY IN ITALY

- **Approximately 90% of countries have no restrictions.**
- **EU citizens:** no restrictions.
- **Non-EU citizens:** purchase is possible if a reciprocity agreement exists with Italy.
- Alternatively, properties can be purchased through a company registered in Italy or abroad.

2 REQUIRED DOCUMENTS

Italian tax code
(Codice Fiscale)
Our team will obtain this on your behalf.

Valid passport
A valid passport is required.

Marriage certificate (if applicable)
Required to determine the matrimonial property regime (community or separation of assets).

3 KEY PARTIES INVOLVED

Real Estate Agent
Coordinates the entire process, assists with negotiation and is your main point of contact.

Notary
Independent public official who ensures the legality of the transaction, drafts and registers the deed and manages payments through a dedicated escrow account.

The notary is always chosen by the buyer, ensuring maximum transparency.
We can recommend trusted notaries to guarantee an efficient and well-coordinated service.
Notary fees are always paid by the buyer.

Surveyor / Architect
Verifies urban planning and cadastral compliance and checks for any irregularities.

Translator (if required)
Translates the deed into your language and must be present at the signing.
The translator's fee is paid by the buyer.

4 THE PURCHASE PROCESS

All steps are managed and coordinated by our agency.

1 PURCHASE OFFER

The first formal step.
Includes price and conditions and becomes binding once accepted by the seller.
Upon acceptance, a deposit (typically around 10%) is paid into the notary's escrow account, ensuring full security and traceability.
Once signed, the offer is officially registered.

2 DUE DILIGENCE

Carried out by the notary with the support of technical professionals, including:

- Verification of ownership
- Checks for mortgages or legal encumbrances
- Urban planning and cadastral compliance checks
- Verification that all required documentation for the sale is in place

This step guarantees a safe and secure transaction.

3 FINAL DEED (CLOSING)

The final stage of the purchase.
Signing before the notary, payment of the remaining balance and official transfer of ownership.

5 TIMELINE

From offer to completion: **approximately 1–3 months.**

This may vary depending on:

- Property complexity
- Technical checks
- Parties' requirements

6 COSTS & TRANSPARENCY

Costs vary depending on the property value and the specific transaction.

We always provide a detailed cost breakdown with exact figures for each item, ensuring full transparency from the outset.

7 PRIMARY RESIDENCE VS HOLIDAY HOME

PRIMARY RESIDENCE

- ✓ Reduced taxation
- ✓ Obligation to transfer residency within 18 months
- ✓ Must meet specific requirements

SECOND HOME / HOLIDAY PROPERTY

No residency requirement.
For foreign citizens:

- **Non-EU citizens: stay up to 90 days within any 180-day period.**
- **EU citizens: stay up to 180 days.**

Can be used as a holiday home or investment property.

8 MORTGAGE FOR FOREIGN BUYERS

Mortgages are available but subject to:

- Specific banking requirements
- Higher deposit (typically)
- Longer processing times

Our team can assist you throughout this process.

9 AFTER THE PURCHASE

Once the transaction is completed:

- Utilities setup
- Local taxes (IMU, waste tax, etc.)
- Property management (if required)

10 OUR SERVICE

- ✓ Property sourcing and selection
- ✓ Full management of the administrative process
- ✓ Coordination with notary and technical professionals

11 AGENCY FEES

Agency fees are payable by both the buyer and the seller.

They are due upon completion of the purchase.

YOUR HOME
OUR PASSION

We make your dream of living in Tuscany simple.

EASYLIVING TUSCANY
www.easylivingtuscany.com
info@easylivingtuscany.com