

PROPERTY FINDING

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The smarter way to buy property in Tuscany.

You already know the house. You have pictured it a hundred times, the avenue of cypresses, the cool of stone walls in August, evening light settling over the valley. What is far harder to picture is how, from another country, you will ever find it.

Tuscany has no central property market. Fine homes are scattered across hundreds of independent agencies, each holding only its own portfolio, and many of the region's best houses are never publicly advertised at all. Our Property Finding service replaces that scattered, uncertain search with a single trusted relationship: one dedicated advisor who searches the whole market on your behalf, and answers to you alone.

One advisor does not narrow your search.
It widens it, to more than one hundred trusted agencies across Tuscany.

Why choose Property Finding?

A traditional estate agency works to place the properties it has been instructed to sell. Property Finding is the opposite discipline. We act for you, the buyer: our own portfolio is only a small part of the market we search for you, and our only interest is finding the right house at the right price.

100+

The whole market, through one door

Through our network of more than one hundred trusted agencies across Tuscany, and our private off-market contacts, you see the full breadth of the region, not one firm's window display.

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One conversation, not dozens

You describe what you are looking for once, in English, German or Italian, and a single dedicated advisor coordinates the entire search, every enquiry and every viewing on your behalf.

A TALE OF TWO SEARCHES

Buying alone	With Easy Living Tuscany
— Contact dozens of agencies, one by one	✓ One advisor coordinates the entire search
— See only what each firm chooses to show you	✓ The whole market, including off-market homes
— Judge price, condition and paperwork yourself	✓ Objective advice on value, condition and title
— Keep track of every listing on your own	✓ A shared file and a monthly review of your search
— Navigate notaries and surveys in Italian	✓ Vetted notaries, surveyors and legal experts, arranged for you

The search mandate is **a single payment of €500 + VAT** on signature, **deducted in full from our commission** when you buy. Page IV explains how it works.

Your journey with us

From the first conversation to the day the keys are in your hand, and well beyond, one advisor remains at your side throughout.

01 **Consultation**
A confidential conversation about your vision, lifestyle and budget. Together we define a precise brief for the search.

02 **Property Search**
We canvass our network of 100+ agencies and private, off-market contacts, the whole Tuscan market, searched for you.

03 **Property Selection**
A curated shortlist with honest dossiers on each property, collected with yours in a shared file. You only ever view homes worth your time.

04 **Viewings**
Itineraries planned around your stay. We accompany every visit, translating and asking the questions you would not think to.

05 **Negotiation**
We negotiate price and terms on your behalf, grounded in real knowledge of local values.

06 **Legal & Technical Support**
Due diligence, surveys, title checks and notarial paperwork, verified by vetted, independent professionals.

07 **Completion**
The deed, the funds, the registrations, handled and explained, until the keys are in your hand.

08 **After Sales**
Utilities, renovation contacts, property management. Long after completion, we remain one call away.

At every step, you decide. We simply make each decision easier.

The search mandate, explained

We build each search around one client at a time, so we ask for one small commitment at the start. Here is exactly what it is, and why we ask for it.

€500 + VAT	Deducted	4% + VAT
PAID ONCE	IN FULL	ONLY WHEN YOU BUY
A single payment on signature, never a monthly retainer.	From our commission when you buy: the service costs no more.	Our commission on the purchase price, the only other fee.

Why do you ask for a fee?

Our visibility brings us a very large number of enquiries, and not all of them come from serious buyers. A symbolic fee confirms a mutual commitment, and it is what allows us to dedicate real time to a search tailored to you.

Is it an extra cost?

No. When you buy, the €500 is deducted in full from our commission, so the service costs the same 4% + VAT. If you do not buy, it covers the search work carried out for you, and nothing else is ever due.

Does it tie me to one agency?

No. We collaborate with all agencies, so through one advisor the whole market stays open to you. Our commission covers the entire agency fee on the buyer's side, including any share due to cooperating agencies: you never pay two agencies for the same house.

Can I keep searching on my own?

Of course. At the start we open a shared Excel file with you: we add the properties we find, you add the ones you come across, on any portal or through any contact, before reaching out to the seller. We analyse each one together, then handle the enquiry, the viewing and the negotiation.

How will I know how the search is going?

Unlike a traditional agency, we hold a call with you every month: a recap of the properties proposed, an honest assessment of each one, and a clear look at what to refine or change in the search, so that in the end you buy the best house the market can offer you.

How long does it last?

The mandate runs for a fixed term agreed with you at the start, and is renewed only if you wish. You are never locked in: either party may end it with fifteen days' written notice.

A small commitment on both sides, and a search built entirely around you.



THE ASSURANCE

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Buy with confidence

The whole market, one advisor

Over one hundred agencies and private sellers, reached through a single, dedicated point of contact.

On your side only

Objective advice on every property, ours or anyone else's, given in your interest alone.

Fluent in the details

English, German and Italian, and the language of notaries, land registries and Italian bureaucracy.

With you after the keys

Utilities, renovation, trusted local craftsmen, property management, our support does not end at completion.

Choosing Easy Living Tuscany never means seeing less of the market. It means seeing all of it, calmly, clearly, and with someone beside you whose only task is to protect your interests.

Your Tuscan life begins with a conversation.

Tell us about the house you have imagined. We will tell you, honestly, how to find it. Book a confidential consultation, without obligation, and entirely at your pace.

info@easylivingtuscany.com · +39 327 707 9414 · easylivingtuscany.com

BOOK YOUR CONSULTATION

VIA TRIPOLI 30 · 58100 GROSSETO · ITALY