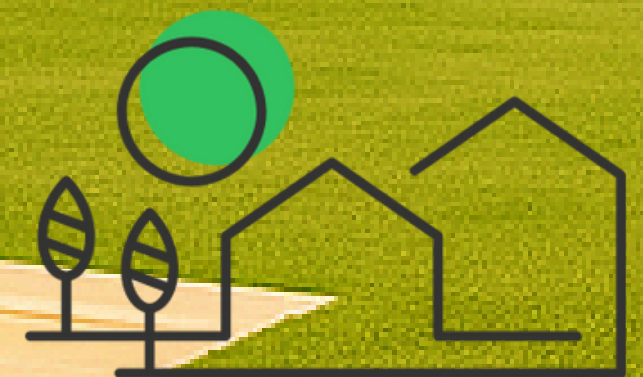


# Your Dream Home in Italy

A step-by-step guide for foreign buyers

Free guide by your trusted local caretakers in Italy



**MANAGE**  
MY HOME

A free guide by your trusted local caretakers in Italy

# WELCOME TO YOUR ITALIAN HOME JOURNEY

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Looking for a holiday home or a long-term investment in Italy?  
This guide walks you through the entire process — from where to look, to navigating Italian bureaucracy, to moving in.

- ✓ **Designed for foreign buyers**
- ✓ **Real, practical advice**
- ✓ **Insider tips from local property experts**





# STEP 1 – HOW TO START?

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- What lifestyle do you want?
- How often will you use the property?
- What's your budget (including fees and taxes)?

Tip Box: “Always factor in 10–15% extra costs (notary, taxes, agent fees).”

# STEP 2 – REGIONS AND LIFESTYLE



Region	Ideal for	Climate	Vibe
Tuscany	Vineyards, countryside	Mild	Romantic, rustic
Emilia-Romagna	Food, culture, value	Temperate	Authentic, relaxed
Lake District	Views, nature	Cold winters	Elegant, calm
Sardinia	Beaches, peace	Warm & dry	Wild, remote
Sicily	Culture, affordability	Hot	Vibrant, historic
Big Cities	Urban life	Variable	Lively,



# STEP 3 – DOING RESEARCH

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## Where to Search? Online Platforms & Local Help

- Portals: Idealista.it, Immobiliare.it, Gate-away.com
- Agencies: Look for those experienced with foreign buyers
- Off-market: Many gems are never listed—ask locals

Pro Tip: Don't rely only on listings—often outdated.  
Ask for video tours.



# STEP 4 – RED FLAGS AND PITFALLS

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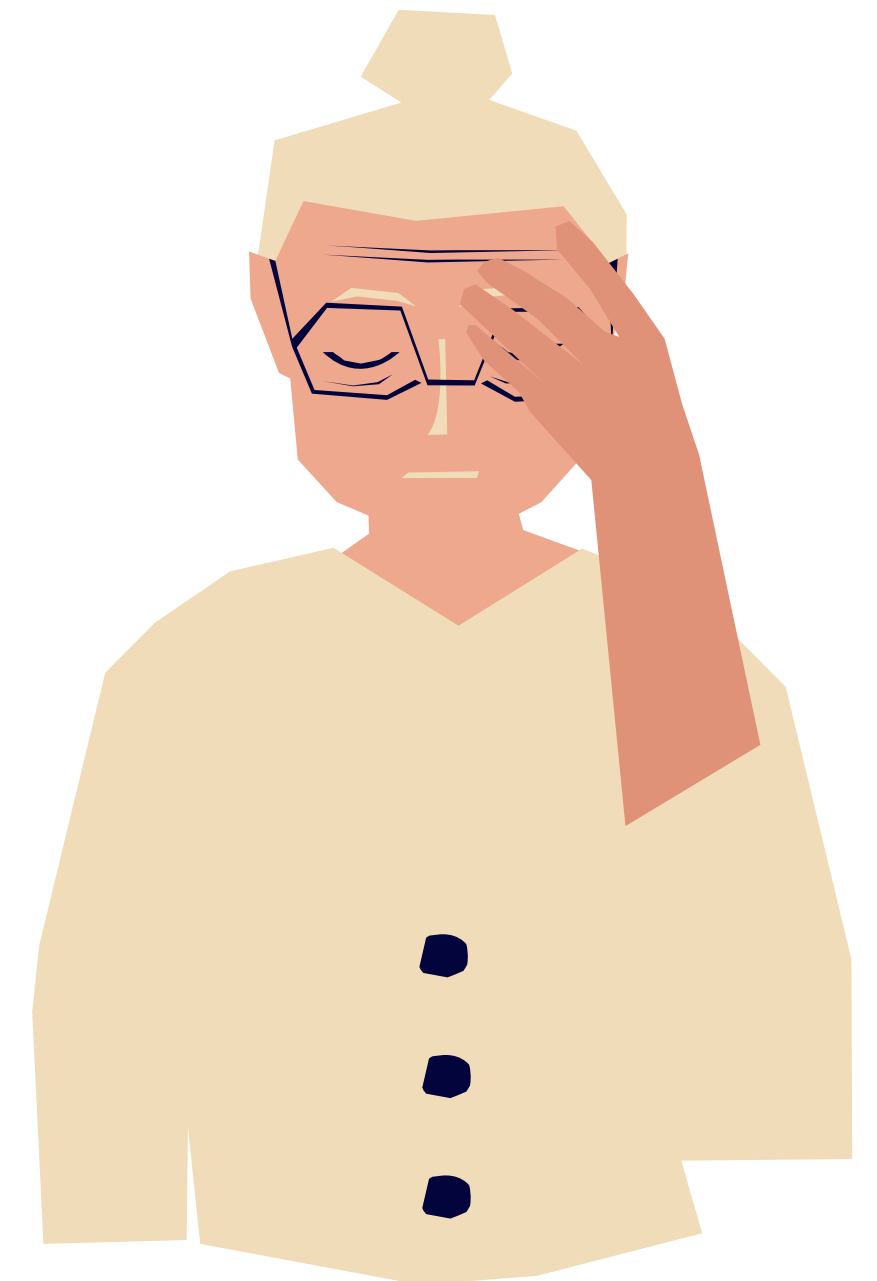


## What to Watch Out For

- 1- Old rural homes = potential structural issues
- 2- Lack of heating (many homes not built for winter)
- 3- Bureaucratic delays
- 4- Language barrier

### Solution Box:

- ✓ Get a bilingual real estate agent
- ✓ Hire an independent surveyor
- ✓ Work with a local caretaker (like us 😊)



# STEP 5 – MAKING THE OFFER

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## The Buying Process in Italy

- 1. Proposal of Purchase (Proposta d'Acquisto)**
- 2. Preliminary Contract (Compromesso)**
  - Pay deposit (usually 10%)
- 3. Final Deed (Rogito)**
  - Signed in front of a Notary
- 4. Transfer of keys & ownership**

### Documents You Need:

- Fiscal code (Codice Fiscale)
- Valid passport
- Proof of funds
- Italian bank account (optional, but useful)
- Translation or bilingual assistance



# NOT SPEAKING ITALIAN?

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# Don't worry!

- Use bilingual professionals
- Some agencies offer English-speaking services
- Let a local caretaker assist you step-by-step





# STEP 5 – FIND TRUSTED HELP

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## What to do next?

- ✓ Pre-purchase property visits
- ✓ Liaising with agents, surveyors & notaries
- ✓ Managing your home after purchase
- ✓ Solving problems and avoiding scams

💬 Want help finding your home in Italy?

Send your email to [clascarpenti@gmail.com](mailto:clascarpenti@gmail.com) & we'll be in touch with a free 1:1 consultation.





# THANK YOU

Thank you for downloading!

**Your Italian dream home is waiting**

Contact us:

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**2025**