

Antonio Parisi ~

List of services
for Homeowners
& Visitors to
Monterosso Calabria

Mr. Antonio Parisi, Contrada Liddio, Monterosso Calabro, VV,89819 Italia, has spent the last 25 years conducting high-end tours of Italy and Sicily for American Express, Grand Circle Tours, and etc. His family is from Monterosso, and his olive groves and vineyards are in the surrounding hills. He owns and runs the Villa Velia Agriturismo B&B, named for his wife, and he is an authority on the history of Italy, and especially this particular part of Calabria. You may contact him at the above address, or by email on the Contact page on this website.

Property Management Services

Regular checking on physical condition of properties and making appropriate adjustments.

This includes checking on gas, water, electricity, checking for any damage from weather, water leakage, and general condition of the property and roof, if appropriate. If small repairs are required immediately, will arrange. If large repairs are required, will contact customer before starting work.

Preparing homes for arrival of owner and/or guests/renters.

All cleaning, changing of linens, etc., turning on utilities, and making special arrangements as owner requests, e.g. stocking refrigerators with basics for first arrival, etc. Note on cleaning: I will arrange for service and negotiate fee if necessary, however payment will be made directly by the customer to the cleaners.

Closing homes.

Will check that all utilities are turned off; windows closed; doors locked; furniture draped, per owners requests. Will arrange for further cleaning at that time if needed.

Payment to Commune of yearly ICI tax (property tax) and periodic water bills.

As these bills to customer are not sent overseas, will have them delivered to my business address and will make arrangements with customer to handle these payments.

Arrange for delivery and acceptance of delivery of large household items.

Whether mailed to Monterosso from overseas (to my address) or shipped from an outlet in Italy, I will make all arrangements as discussed with customer.

Arrange with the Commune for the disposal of large household items.

When this becomes necessary, I will arrange.

Provide a postal address for official mail from the bank, utility providers, the Commune etc

Will set this up at customer's request, maintain, and collect and monitor.

Additional Services.

As arranged with customer.

Cost of these services: 425 euros per year .

Note: customers should be cognizant of cost of Mr. Parisi's time and mileage/fuel to perform these duties, as well as those listed below.

Property Project Management Services

Arranging for artisans and supervising the work on special construction and restoration projects both large and small.

Will discuss with customer, and arrange for all artisan and construction works. Will supervise daily all work to standards of customer. Will ensure work is done appropriately, and on time.

Cost of these services is 10% on the total amount.

Services to new buyers of properties in Monterosso

For services as Real Estate Agent: 5%

Closing services

For assistance with the closing transaction; translation services, engaging a Lawyer to draw up papers; acting as Power of Attorney; Arranging for Notary in Vibo Valencia; for checking the documents (titles of Property etc); for obtaining the Italian Codice Fiscale (ITALIAN IDENTITY No., required to buy properties and to open Banking Accounts in Italy) for the new owner. Transport to and from Vibo for Closing with all parties concerned, and Notary services once again. To reduce considerably the closing fees (providing Notary services (in Vivo Valencia) and transaction (closing) taxes saving \$1500 with the Commune in costs to customers. I will provide also the certificate of the Commune which certifies that the house on sale is located in the old part of the town (only the houses located in the old part of the town enjoy this privilege. Of course the buyer has to promise that he will restore the house (it can be also a small restoration).)

Cost of all these services: Euros 250.

Financial Services

Assistance in setting banking Accounts, money transfers and automatic payments for Utilities.

Cost of all these services: Euros 80

Other Services:

Airport or Train Station pick-up and delivery to home or B&B/hotel: Cost: Euros 50 per car

Guided Walking and Driving Tour of Monterosso and neighbouring towns - three-hour tour: Cost Euros 40 per car, plus cost of fuel.

Guided Walking and Driving Tour of other places of special interest in Calabria - Full Day: Cost Euros 120 per car, plus cost of fuel.

Specialty tours can also be arranged, e.g. agriculture, wine, olive-oil making, history, family home visits.* Costs proportionate to the Full Day cost.

Notes:

Please be aware that the high cost of fuel drives many of these costs quotes.

Because of the high cost of auto rental in Lamezia , we are exploring the idea of obtaining an automobile that could be used less expensively by my clients when they are temporarily in Monterosso.

*Olive oil and wine are a specialty of the region. When available, Mr. Parisi sells products from his own olive groves and vineyards.
