

PRICE LIST

Looking after your home in Liguria

A monthly package for ongoing care — or individual services when you need them.

Post & Paperwork €89 per month

No site visits. I handle correspondence in Italian, dealings with authorities and the building administrator, invoice checks and contact with tradespeople.

- Up to 4 matters per month
- Letterbox checked whenever I'm passing
- Translation and explanation of anything important
- Reply within one working day

Basic €149 per month

For owners who want regular, documented checks.

- 12 property checks a year, spread across the season
- Photo report after every check
- Key holding
- Up to 2 matters per month (post, authorities, invoices)
- Reachable on weekdays, plus emergencies

Comfort €249 per month

Everything in Basic, plus:

- 24 checks a year instead of 12
- Detailed photo report
- Tradesperson coordination included to the usual extent
- Priority for appointments and urgent cases
- Up to 4 matters per month

Coordination is included without hourly billing; larger building projects are agreed separately.

In addition

Site visit and property file	€99 one-off	With annual payment in advance the fee is waived.
Annual payment in advance	11 payments instead of 12	One month free plus no site-visit fee — €248 on Basic in the first year.
Inland surcharge	€30 per month	For properties in the hinterland rather than along the coast — on Basic and Comfort, not on Post & Paperwork. Which applies to your house is agreed when the contract is signed.
Anything beyond the package	€55 per hour	Billed in half-hour units, always agreed in advance. Unused matters stay available until the end of the current quarter.

Under the Italian regime forfettario no VAT is charged (Art. 1, paragraphs 54–89, Law 190/2014). Only the statutory €2 stamp duty per invoice is added to the prices shown.

Houses with a garden or pool: individual quote. I coordinate garden work but don't carry it out myself.

WORKING TOGETHER

How we start

01 Initial call — 15 minutes, free

You tell me about your house and what you need. If I'm not the right person, I'll say so.

02 Site visit and property file — one-off €99

I come to the house, record its details, the useful contacts and its quirks, and document the current condition with photos. This file is the basis for everything that follows.

03 The service begins

We choose the right package together. You get a report after every check and a summary at the end of the year.

The keys to your house

Your keys are kept locked away and out of reach, marked only with a code — your name and address appear nowhere on them. The list linking code to property is kept separately and protected. Anyone finding a key would not know which door it opens. Every handover to a tradesperson is logged with date and reason, and you're notified.

And if something happens?

In an emergency — a flood, a break-in, storm damage — I'm reachable outside normal hours too. I go to the house, call you, and we decide together what to do. No significant expense is ever authorised without your agreement.

Good care also means knowing your limits

I don't take on work reserved for other professions: tax, legal and structural advice, building administration and estate agency stay with them. For any of these I'm happy to put you in touch with someone reliable from my local network.

Let's talk

An initial call takes fifteen minutes, costs nothing and commits you to nothing. On weekdays I usually reply the same day — personally, not automatically.

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Term, notice period and right of withdrawal are set out in your personal quote and in the terms and conditions.