Buying a cheap home in Italy: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/italy

On 21 November 2026, RealHunt lists 88 homes for sale in Italy, each one checked by a person. In Italy, the median asking price of those 88 homes is €85,000 (€1,000 per m2, from the 69 homes with a known size); the cheapest costs €12,000 and the most expensive €197,000. Taxes and fees add about 4–15% to the price of a home in Italy (figures as of 2026).

Key facts

Homes on RealHunt	88
Median asking price	€85,000
Median price per m2	€1,000 (69 homes with a known size)
Median size	82 m2
Cheapest and most expensive	€12,000 · €197,000
Median RealHunt score (70 to 98)	82
Taxes and fees to buy	4–15% of the price (as of 2026)
Can foreigners buy?	Yes for EU citizens; non-EU buyers need reciprocity (US, UK, Canada, Australia qualify).
Yearly property tax	IMU 0.4-1.06% on second homes (on cadastral value).
Date of these figures	21 November 2026
What the buying costs are made of	Registration tax 9% on a second home (resale), or VAT on new builds; notary 1-2% + legal ~1% + agent ~3% (GPG roundtrip 10-18%).
Tax on rental income	Optional flat 'cedolare secca' on short lets: 21% for one property, 26% from the second.

The steps to buy

1. Get a codice fiscale 2. Make a written offer 3. Check the house 4. Sign at the notary 5. Pay the taxes

The best-scored homes today

€22,000 · Four-level village house with sea and mountain views in Sangineto, Calabria · score 91 · realhunt.co/deal/it-sangineto-sea-view-house-22k-129976

€28,000 · Furnished beachfront studio 50 m from a sandy beach in Calabria · score 91 · realhunt.co/deal/it-falerna-beachfront-studio-28k-726771

€29,000 · Holiday flat with a big sea-view terrace and garden in Calabria · score 91 · realhunt.co/deal/it-falconara-torremezzo-sea-terrace-29k-942544

Sources of the rules and costs

https://www.globalpropertyguide.com/europe/italy/buying-guide
https://www.tuscanhouses.com/blog/2026/regulations-tips/short-term-rentals-italy-2026-tax-legal-requirements
https://www.globalpropertyguide.com/europe/italy/rental-yields

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com