



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

Via Aurelia Tarquinia, 37 - 01014 Montalto di Castro (VT)

(+39) 0766 395292

## Villa for sale in Bagnoregio

### Capraccia

### € 325.000

### Ref. CBI105-1176-147



**220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

LAZIO - VITERBO - BAGNOREGIO

FARMHOUSE WITH SWIMMING POOL AND LAND WITH LAKE VIEW

Near Lake Bolsena, in the characteristic municipality of Bagnoregio, we offer a portion of a farmhouse with swimming pool and private land, all enriched by a suggestive view of the lake.

The farmhouse, in excellent condition, is spread over two levels, for a total area of 220 square meters; the house has 3 bedrooms, 1 kitchen, 2 living rooms, 2 bathrooms, 1 closet, 2 porches and 1 balcony from which you can admire the landscape and the splendor of Lake Bolsena.

The property includes the pertinent land, which extends for approximately 3000 square meters.

It is 2 km from Bagnoregio and 5 km from Bolsena.

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VAT 04954530962



Contact us to visit the property.

## Certification

**Energy Class:** G

## Features

|                                  |                                                  |
|----------------------------------|--------------------------------------------------|
| Property ID: CBI105-1176-147     | Contract: Sale                                   |
| Categoria: Villa                 | Address: Località Capraccia, Snc                 |
| Zip Code: 1022                   | Municipality: Bagnoregio                         |
| Zona: Capraccia                  | Total sqm: 220 sq.m.                             |
| Livable surface: 200.00          | Bedrooms: 3                                      |
| Bathrooms: 2                     | Rooms: 5                                         |
| Internal condition: Good         | Floor: On two-levels                             |
| Total floors: 2                  | Independent heating: Central Heating             |
| Parking space: Uncovered Parking | Suitable for Students: Yes                       |
| No architectural barriers: Yes   | Current Status: Available after the deed of sale |
| Balconies: Present               | Terrace: Present                                 |
| Garden: Private                  | Kitchen: Regular Kitchen                         |
| : Yes                            |                                                  |





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