



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

## Villa for sale in Montalto di Castro Torre di Maremma € 695.000 Ref. CBI105-1176-167



**300 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 15**

LATIUM - VITERBO - MONTALTO DI CASTRO - MAREMMA TOWER

Detached villa with private pool in the Torre di Maremma residential complex.

The detached house is spread over three levels for a total commercial area of 300 m2, with 1500 m2 of private garden, a swimming pool of around 100 m2 and private outdoor parking.

The ground floor consists of both a living area and a sleeping area: entering through the entrance door we are welcomed by a large and bright living room, a kitchen with double sliding door and a storage room/pantry; in the sleeping area, however, we find a double bedroom, with French window and private bathroom, and a guest bathroom.

From the living room it is possible to access a large pergola, ideal for summer dinners, with a view of the private swimming pool.

The marble staircase leads up to the first floor where we find a large bedroom with private bathroom and a terrace from which you can enjoy a suggestive panoramic view.

From the ground floor it is possible to go down to the basement where we are welcomed by a large living room, a bathroom, three double bedrooms each with a private bathroom with shower and a closet. Furthermore, from the living room you can access the

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external garden through a French door.

The whole villa is surrounded by a well-kept and spacious garden. In particular, a barbecue area has been created on the back for summer barbecues in company, with an oven, barbecue, sink, a shelf and various accessory spaces. On the other hand, on the front of the villa, in addition to the imposing swimming pool with diving board, there is a room of about 20 square meters at your service, which can be used as a changing room and an external shower.

Depending on family needs, it is possible to create two complete apartments for family members belonging to the same household.

The cottage, located within the consortium of Torre di Maremma, has a whole series of services at its disposal: an umbrella, a deck chair and a sun bed both in the pool area of the village and by the sea, on the private beach of the consortium, parking space and covered parking on the beach, sports fields and shuttle service.

It is 2 km from the sea and 2 km from the town center of Montalto di Castro.

Contact us to visit the property.

## Certification

**Energy Class:** E

**EPgInr:** 2.60 kwh/□

## Features

Property ID: CBI105-1176-167

Contract: Sale

Categoria: Villa

Address: Via delle Murelle, Snc

Zip Code: 1014

Municipality: Montalto di Castro

Zona: Torre di Maremma

Total sqm: 300 sq.m.

Livable surface: 265.00

Bedrooms: 5

Bathrooms: 7

Rooms: 15

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 3

Independent heating: Heating

Parking space: Carport

Suitable for Students: Yes

No architectural barriers: Yes

Date of construction: 2007

Current Status: Available after the deed of sale

Condominium costs: € 350

Balconies: Present, 8 sq.m.

Terrace: Present, 8 sq.m.

: 20

: 5

: 6

Sea distance: 2.000 meter

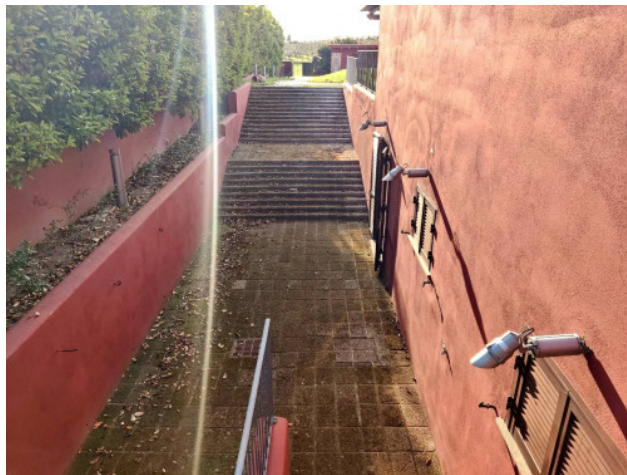
Kitchen: Present

: Yes

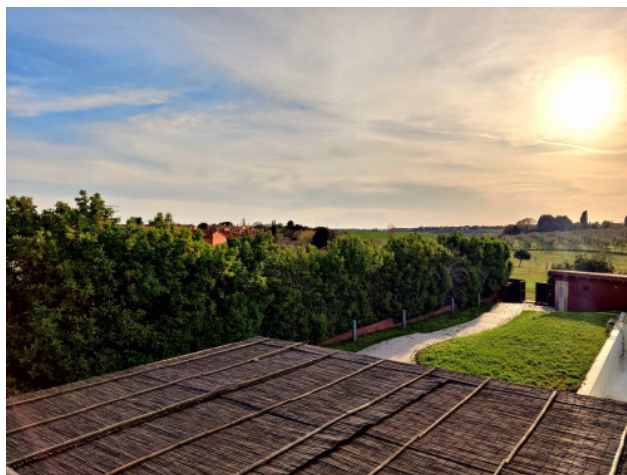












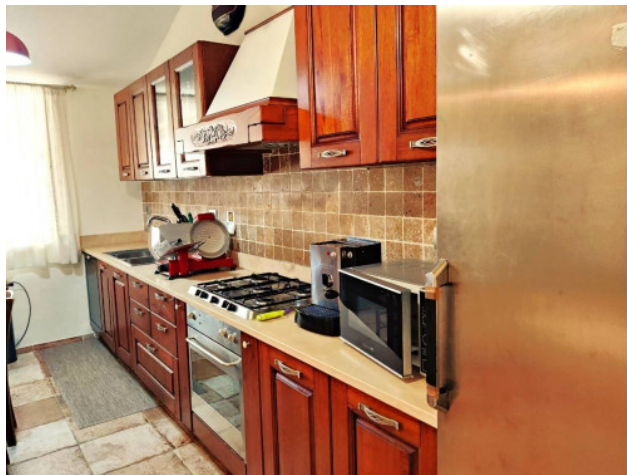
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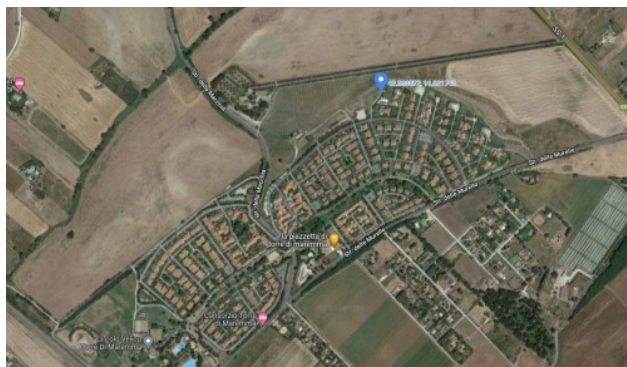
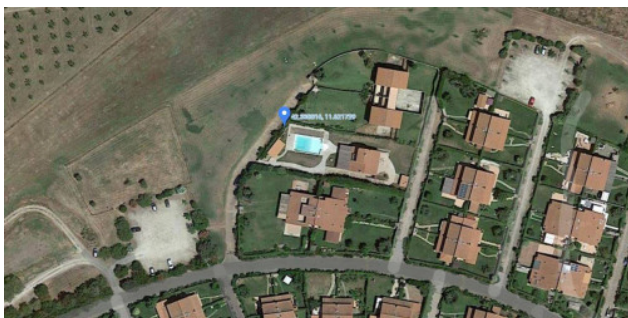
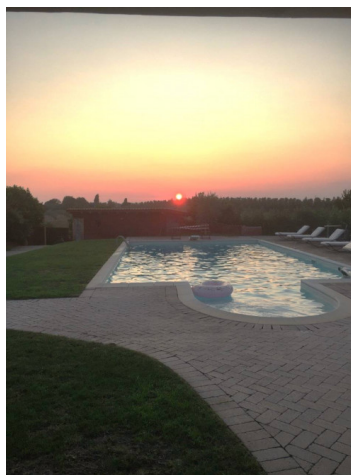
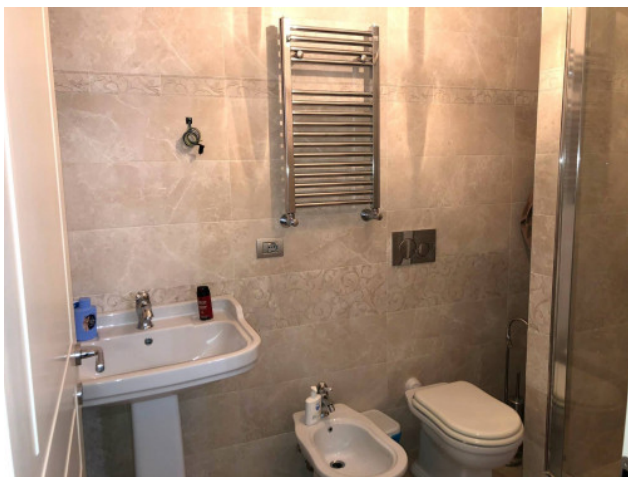




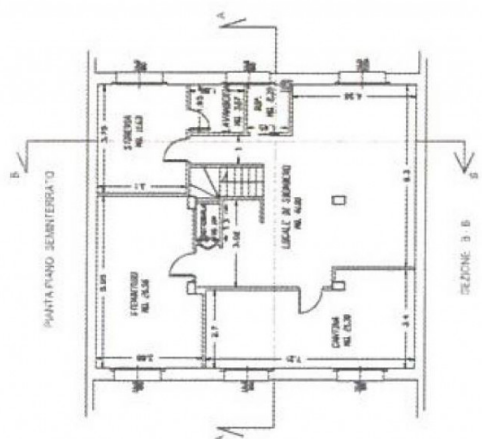
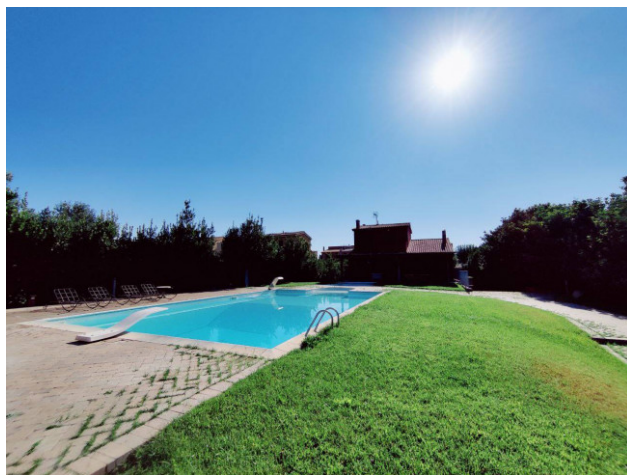
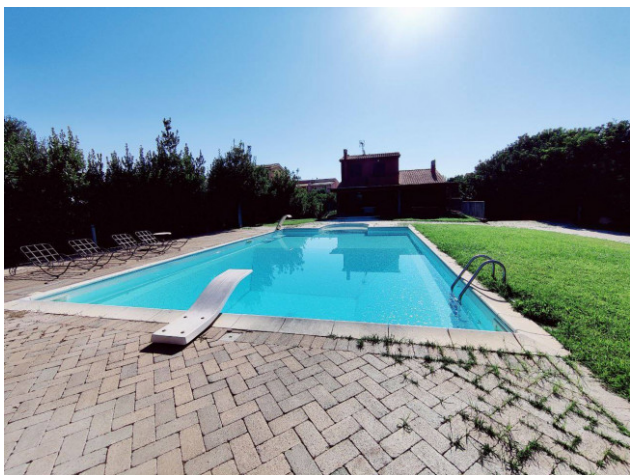




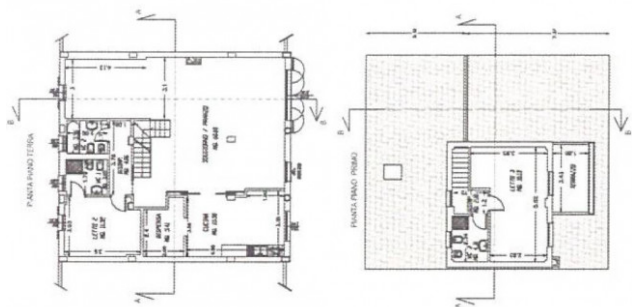












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