



COLDWELL BANKER

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Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo (VT)

0761 332038

## Villa for sale in Viterbo

### Bagnaia

### € 545.000

### Ref. CBI006-7-332382



**350 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 10**

A few minutes from Viterbo, in a context completely composed of villas, we offer for sale a single-family villa of 350 square meters. The house is surrounded by 6500 square meters of park embellished with tall and low trees of various kinds, 50 olive trees, and a large barbecue area with wood oven. The park also boasts a tennis court, a stone house with kitchen and fireplace and two artesian wells.

The property inside has a good state of conservation and develops its living area on two levels above ground, plus a large garage area and warehouses in the basement.

The entire living area of the house is concentrated on the raised ground floor; specifically we find a large kitchen, a living / dining room of 30 square meters with fireplace, double living room (with the possibility of creating a bedroom), bathroom, closet and porch. The upper first floor is accessed via a comfortable wooden staircase; on this floor there are 3 double bedrooms, 2 single bedrooms, 2 bathrooms, an open study area and a large terrace.

The house is equipped with an 8 kW photovoltaic system with heating via an ecological high-efficiency pellet / biomass / multi-fuel boiler.

### Certification

FRG & Partners

Piazza delle Erbe, 21 - Via Cairoli 28 - Viterbo (VT) - 0761 332038

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**Energy Class:** Not available

## Features

Property ID: CBI006-7-332382	Contract: Sale
Categoria: Villa	Address: Strada Querciaiole
Zip Code: 1100	Municipality: Viterbo
Zona: Bagnaia	Total sqm: 350 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 10	Internal condition: Excellent
Floor: Multi-Storey	Independent heating: Heating
Date of construction: 1978	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for two cars























