



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

€ 485.000

Ref. CBI105-1176-212



160 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

LAZIO - VITERBO - MONTALTO DI CASTRO

VILLA WITH POOL AND LAND WITH OLIVE TREES

Beautiful country villa of 160 m2, completely renovated, with porch of about 60 m2, swimming pool and one hectare of land with olive grove a few kilometers from Montalto di Castro.

The villa is spread over two floors:

on the ground floor there is a room with fireplace and open kitchen, double bedroom, bedroom with two beds and bathroom with shower. on the first floor there is a room with veranda, kitchen, double bedroom, bedroom with mezzanine, another multipurpose room with sofa bed (for a total of 10 beds) and bathroom with shower. The first floor can be accessed both from inside the house and from the external staircase which leads directly to the veranda.

The details present and the furnishings are meticulously cared for. The floors are in Tuscan terracotta on the ground floor and in the external portico, while they are in parquet on the first floor. The fixtures are enriched with mosquito nets in all the windows and French windows, moreover, those present in the three rooms on the first floor have recently been changed and are in aluminum. Furthermore, all the windows located on the ground floor are equipped with iron grates.

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VAT 04954530962



The last small renovation was carried out in 2017 and, among the most important maintenance interventions recently carried out, there is the replacement of the boiler.

The external part is the flagship of the property, for those who want to spend peaceful moments outdoors during the summer. The greenery of the garden surrounds the entire villa and is enriched by a large swimming pool equipped with sun loungers and outdoor shower, children's area with games and basketball hoop, wooden gazebo, brick barbecue and a beautiful veranda for eating outside. The garden is also equipped with an irrigation system with 2 control units and there are 1 well and 3 cisterns, to guarantee the continuous presence of the water necessary for its watering.

The property includes one hectare of land with about 120 olive trees in full production.

Furthermore, for those wishing to take advantage of the place and go for walks, there is also a column for recharging electric bicycles.

The entire property is bounded by a double fence, both internal and external, and is closed off by three electric gates. Furthermore, the villa is equipped with an alarm system with sensors, volumetric and with external cameras.

Depending on the family needs, it is possible to consider the furniture as an object of negotiation.

The property, exclusively in the summer months, is used as a holiday home, with recognition of 4-star Luxury and is duly registered with the Lazio Region.

There is also the possibility of purchasing the adjacent shed with 1 hectare of land for €120,000.00.

Excellent form of investment both for those looking for a villa where they can spend moments of complete relaxation, surrounded by greenery but at the same time close to the town and the sea, and as a form of investment.

Don't miss the opportunity to visit this charming property. Contact us.

Certification

Energy Class: F

Features

Property ID: CBI105-1176-212	Contract: Sale
Categoria: Villa	Address: Strada Guinza Grande, snc
Zip Code: 1014	Municipality: Montalto di Castro
Total sqm: 160 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 10
Internal condition: Restored	Floor: Ground Floor
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Suitable for Students: Yes
No architectural barriers: Yes	Date of construction: 1950
Current Status: Available after the deed of sale	Garden: Private
: 10	: 2



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: 4

Sea distance: 10.000 meter

Kitchen: Exposed Kitchen

: Yes









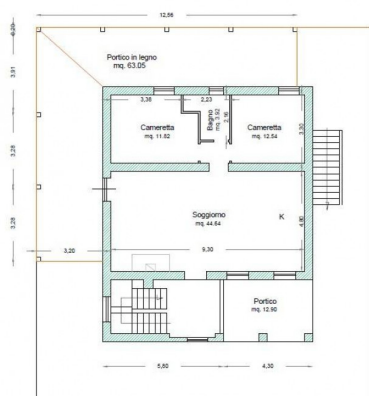
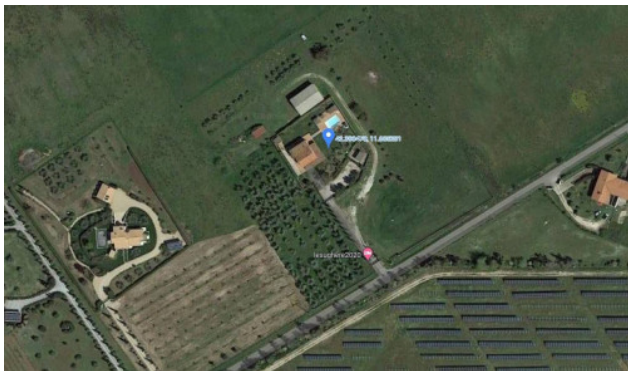




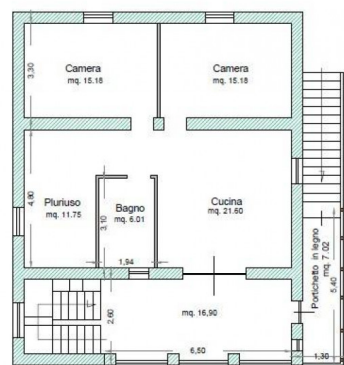


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Pianta Piano Terra



Pianta Piano Primo