



## Villa for sale in Castel Sant'Elia

€ 590.000

Ref. CBI038-962-301480



### 500 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

In the splendid setting of Castel Sant'Elia, we offer an exclusive Villa surrounded by a well-kept park with tall trees of approx. 5,000 square meters. The property is spread over two levels as follows:

On the ground floor there is a large living room and kitchen from which you have access to a panoramic and large covered porch, 4 bedrooms and 2 bathrooms

A comfortable staircase leads to the basement where there is a spacious tavern with kitchen, cellar, bathroom and a large garage.

Due to its characteristics, the property is ideal for holiday home or Bed & Breakfast activities.

The property includes a well-kept garden of about 5000 square meters, equipped with an automatic irrigation system and a wonderful swimming pool with gazebo.

The property enjoys a quadruple exposure that makes every room bright and welcoming. The property is located just 35 km from Rome and Viterbo, nestled between the towns of Nepi and Civita Castellana, and is close to all essential services.



## Certification

Energy Class: A1

EPglnr: 96.39 kwh/

## Features

Property ID: CBI038-962-301480

Contract: Sale

Categoria: Villa

Address: Via Augusto Crispigni

Zip Code: 1030

Municipality: Castel Sant'Elia

Total sqm: 500 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 9

Internal condition: Good

Floor: On two-levels

Independent heating: Air-Conditioned

Parking space: Uncovered Parking

Suitable for Students: Yes

Date of construction: 1998

Current Status: Available after the deed of sale

Terrace: Present, 30 sq.m.

Garden: Private, 5.000 sq.m.

Kitchen: Regular Kitchen

Garage: for two cars, 50 sq.m.

: Yes

Terrace : 100

Antenna : Independent

SAT Tv : Independent

High-speed internet connection

Cellar : 30

Fastweb connection

Air conditioning

Telephone system

Shower

Wooden fixtures

Preparation for alarm system

Shutters

Basement : 90

Pool

Land : 5000

## Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office

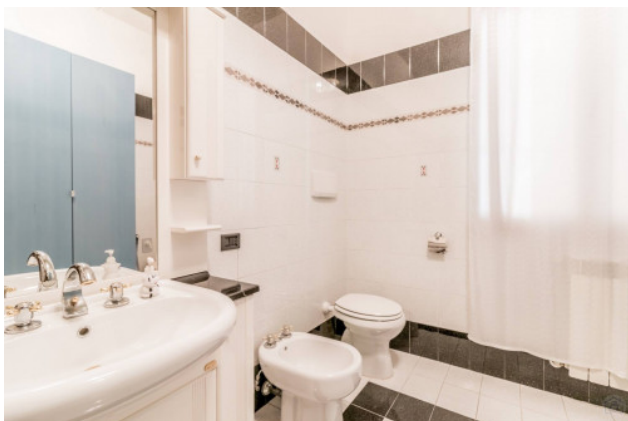








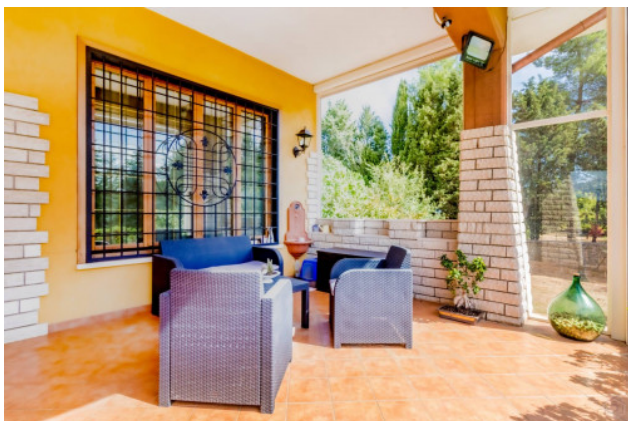












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