



## Villa for sale in Soriano nel Cimino

**€ 225.000**

**Ref. CBI105-1492-238**



**270 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12**

LAZIO - VITERBO - SORIANO NEL CIMINO  
BARE OWNERSHIP OF SINGLE-FAMILY VILLA WITH SWIMMING POOL

Superb Detached Villa surrounded by greenery with exclusive privacy, but at the same time not totally isolated.

The Villa is on two levels for a total of 270 m2:

on the ground floor, triple living room with fireplace, dining room, kitchen, double bedroom with en suite bathroom and guest bathroom on the upper floor, two double bedrooms with direct access to the panoramic terrace, a single bedroom and two bathrooms.

There is also a basement floor, with large rooms, where there is the possibility of obtaining a comfortable tavern and other rooms currently used as a cellar, technical room and warehouses.

The entire living area of the villa is well finished, starting from the floors and ceilings made with exposed wooden beams. It is also already equipped with an anti-theft device, grates and mosquito nets.



The property on which it develops enriches the Villa: a total area of over 23,000 square meters, totally irrigated by two wells. 2,500 square meters of it surround the villa, forming a well-kept garden with swimming pool, located in an excellent panoramic position, and other buildings that could well become outbuildings.

In the remaining part of the property there are various fruit trees in full production, including: centuries-old chestnut trees, hazelnut trees, olive trees, pear trees, apple trees, plum trees, cherry trees, apricot trees, peach trees, figs, sour cherries, raspberries and many other species.

Don't miss the opportunity to come and see this marvel.

Contact us now to make an appointment.

## Certification

**Energy Class:** F

## Features

Property ID: CBI105-1492-238	Contract: Sale
Categoria: Villa	Address: Contrada San Pietro, 97
Zip Code: 1038	Municipality: Soriano nel Cimino
Total sqm: 270 sq.m.	Livable surface: 260.00
Bedrooms: 4	Bathrooms: 4
Rooms: 12	Internal condition: Excellent
Bare Ownership: 1	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Carport	Suitable for Students: Yes
No architectural barriers: Yes	Date of construction: 2005
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private	Kitchen: Small Kitchen
Garage: for three cars	: Yes















