



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

## Villa for sale in Soriano nel Cimino

**€ 410.000**

**Ref. CBI105-1492-240**



**360 sq.m. | Bathrooms: 3 | Bedrooms: 7 | Rooms: 13**

LAZIO - VITERBO - SORIANO  
SINGLE-FAMILY VILLA

Are you looking for a villa with large spaces?  
Are you looking for privacy, surrounded by greenery and absolute tranquility?  
Are 360 square meters of floor space sufficient for you to dedicate to your needs?

We have what's right for you!!!

Single-family villa, on two levels, for a floor area of 250 sq m, composed as follows:  
on the ground floor large living room, kitchen, three bedrooms, hallway and a bathroom. on the first floor, which is accessed via a comfortable staircase, hallway, four bedrooms and two bathrooms.

In addition to the villa, the property also includes a building of 110 square meters of floor space in which it is possible to obtain a convenient and comfortable outbuilding and which is currently divided into various rooms used as storage rooms, technical rooms and

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other spaces.

The property includes a flat garden of over 6000 m2 with: swimming pool, pergola, well, various fruit trees and a steel roof for a garage, where a photovoltaic system can easily be positioned.

The current state of the property requires some interventions.

Distances in kilometres: 2 km the town where there are various services of all kinds; 6 km the center of Soriano; 16 km the Cimini Beechwood; 27 km the lake; 29 km Viterbo; 70 km the sea; 95 km Rome.

Don't miss this opportunity.  
Contact us to make an appointment and come and visit it.

## Certification

**Energy Class:** G

## Features

Property ID: CBI105-1492-240	Contract: Sale
Categoria: Villa	Address: Località la Croce
Zip Code: 1038	Municipality: Soriano nel Cimino
Total sqm: 360 sq.m.	Livable surface: 340.00
Bedrooms: 7	Bathrooms: 3
Rooms: 13	Internal condition: To Be Cleaned
Floor: Ground Floor	Independent heating: Heating
Parking space: Carport	Suitable for Students: Yes
No architectural barriers: Yes	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
: Yes	















