



# Villa for sale in Canino Riminino € 550.000 Ref. CBI105-1176-243



**405 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5**

LATIUM - VITERBO - CANINO - PAGLIETO LOCALITY  
VILLA WITH INDOOR POOL AND THERMAL WATER

We present this splendid villa immersed in the green countryside of Lazio, located in Località Paglieto, in the municipality of Canino, a few kilometers from the renowned Terme di Vulci.

The Villa extends over three levels and offers 145 sq m of commercial space on the ground floor, 25 sq m on the first floor, a 205 sq m basement used as a hobby room and indoor swimming pool, over 60 sq m of porch and around 60 sq m of outdoor terrace, for a total of about 490 commercial square meters.

The villa, built in 2008, is equipped with solid anti-seismic characteristics and has been designed with great attention to detail.

On the ground floor, a spacious kitchen, a bright living room and a large hall welcome guests in a comfortable environment. The sleeping area consists of two bedrooms and a bathroom with window and shower. The living room also leads to the external porch,



ideal for enjoying moments of relaxation outdoors or for organizing dinners with friends and family.

On the first floor we find a bedroom which leads to the outdoor terrace.

In the basement, on the other hand, we are greeted by a large hobby room, equipped with an indoor swimming pool and bathroom with window. A unique and exclusive experience, which allows you to completely relax at any time of the year.

The property is surrounded by a magnificent garden of approximately 2 hectares, ideal for enjoying moments of peace and tranquility outdoors. But the real pearl of this property is the presence of thermal water used for the indoor and outdoor swimming pools.

This Villa is the ideal solution for those looking for an exclusive property of its kind. Its strategic position, a stone's throw from the Terme di Vulci, makes it the ideal place for those seeking an oasis of peace and relaxation, but also the convenience of thermal services close at hand.

Come and discover this enchanting Villa and enjoy the comfort, beauty and tranquility of the Lazio countryside.

Don't miss this opportunity and contact us.

## Certification

**Energy Class:** B

**EPgInr:** 50.00 kwh/□

## Features

Property ID: CBI105-1176-243

Contract: Sale

Categoria: Villa

Address: Località Paglieto - Terme di Vulci, snc

Zip Code: 1011

Municipality: Canino

Zona: Riminino

Total sqm: 405 sq.m.

Livable surface: 350.00

Bedrooms: 4

Bathrooms: 2

Rooms: 5

Internal condition: Good

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Parking space: Carport

Suitable for Students: Yes

Date of construction: 2012

Current Status: Available after the deed of sale

Terrace: Present, 60 sq.m.

Garden: Private, 23.000 sq.m.

: 12

: 2

: 2

Kitchen: Regular Kitchen

Garage: for two cars, 36 sq.m.

: Yes





















