



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

## Villa for sale in Vignanello

**€ 400.000**

**Ref. CBI105-1492-250**



**410 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 12**

LAZIO - VITERBO - VIGNANELLO

"VILLA DELLE MARVIGLIE" - INDEPENDENT TWO-FAMILY VILLA

Splendid portion of a semi-detached villa of over 400 square meters, completely independent and surrounded by greenery.

The villa is spread over three levels for a total of five bedrooms, five bathrooms, three kitchens and is divided as follows:

Basement floor: small apartment composed of living room with fireplace, kitchen, hallway, bathroom and double bedroom; the floor is completed by a large room that can be used as a tavern equipped with a wood-burning oven and a part as a garage.

Ground floor: double living room, kitchen, three bedrooms, one with walk-in closet, three bathrooms and two porches.

First floor: living room, kitchenette, bathroom, bedroom and large closet.

The property is surrounded by a well-kept garden of about 1400 square meters, with centuries-old chestnut trees, other plants of various kinds, a well and two sheds for equipment and for the supply of wood.

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VAT 04954530962



The property is kept in excellent condition and currently some areas are used as a B&B.

Excellent solution for a large family or for several families, or even as a form of investment, while also maintaining the existing business.

Distances in kilometres: Rome 97 km, Viterbo 22 km, Orte 16 km, Vignanello 2 km, the sea 73 km, the lake 19 km.

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

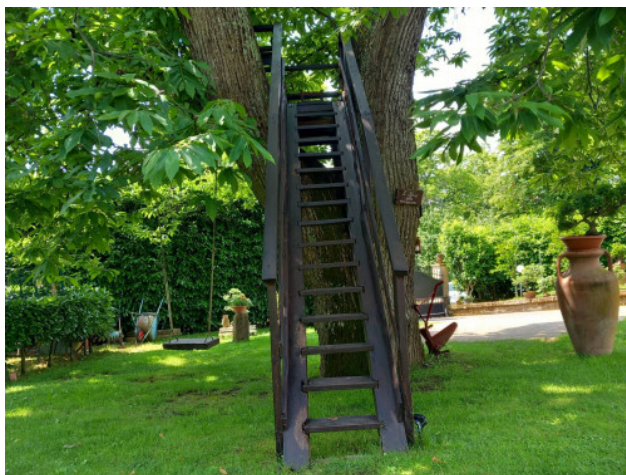
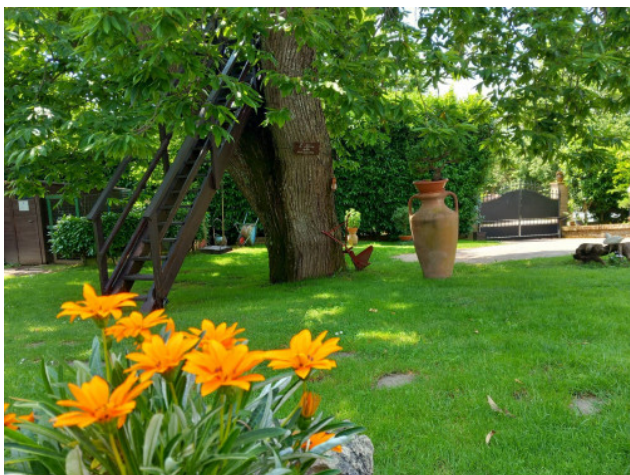
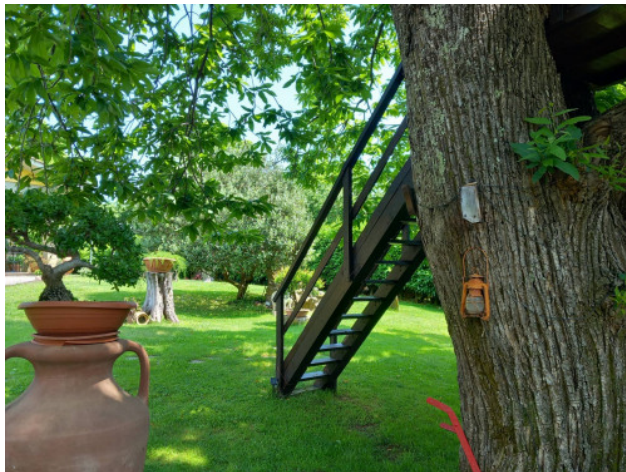
## Certification

**Energy Class:** F

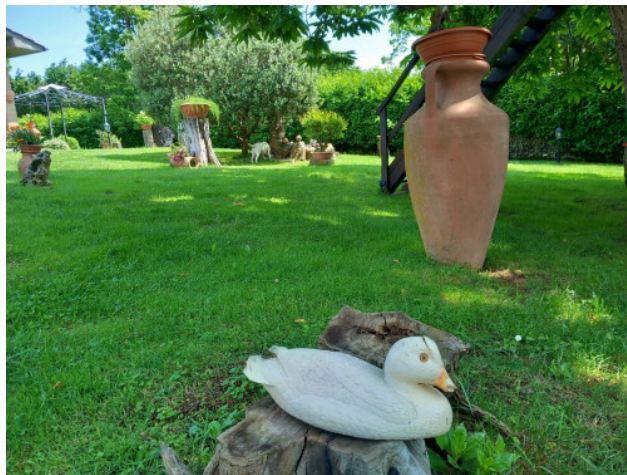
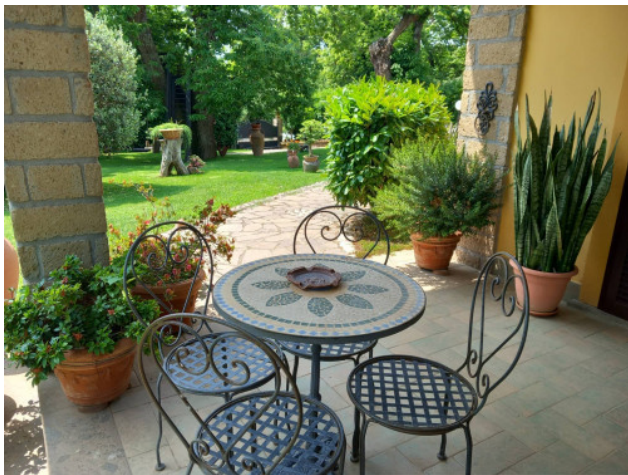
## Features

Property ID: CBI105-1492-250	Contract: Sale
Categoria: Villa	Address: Strada Variante Canepinese, 8
Zip Code: 1039	Municipality: Vignanello
Total sqm: 410 sq.m.	Livable surface: 390.00
Bedrooms: 5	Bathrooms: 5
Rooms: 12	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 2
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 2004	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for three cars
: Yes	









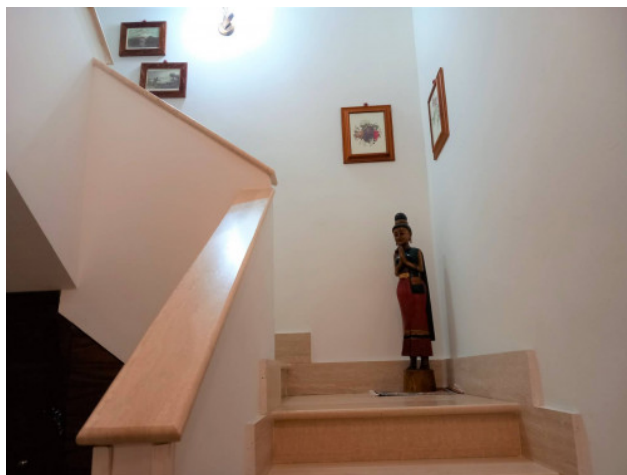


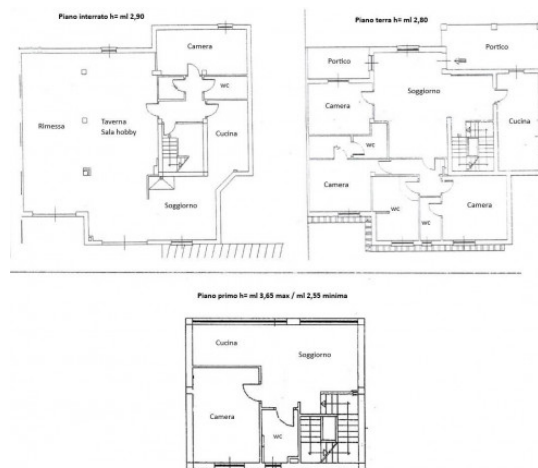
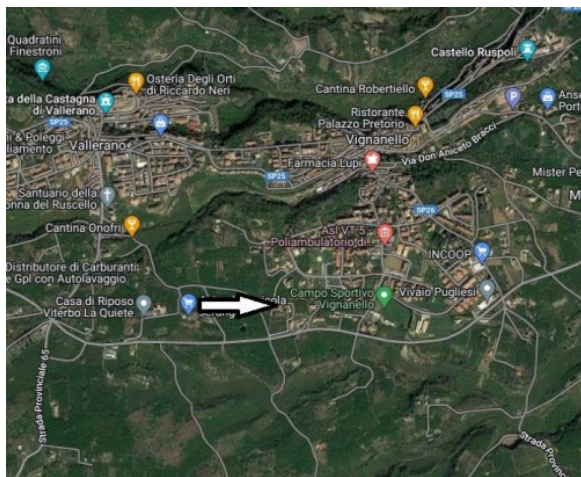












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