



## Villa for sale in Contigliano

### € 220.000

### Ref. CBI049-235-561



#### **240 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 6**

Living in the truest Italy, in a small private park but 10 minutes from Rieti and just an hour's drive from Rome, Viterbo, L'Aquila, Spoleto, Todi and many other magnificent locations in central Italy.

This is possible by living in this villa in Contigliano.

This exclusive property will enchant you with its timeless beauty and unique features, making it an ideal choice for those seeking a typically Italian home.

This splendid villa requires adequate renovation work aimed at making it more modern and livable according to today's standards.

Divided over 2 levels, this home offers large spaces for family and guests. Study, living room, a small bedroom, kitchen and utility room are on the ground floor, while on the first floor there are 3 bedrooms and 1 bathroom.

The interior now stands out for its decorated floors, which add a touch of prestige to each room, creating an atmosphere of great charm.

Each level has been carefully designed, ensuring an intelligent distribution of the rooms and a harmonious flow between the rooms.

Furthermore, the panoramic tower on the 3rd level offers a spectacular view of the splendid surrounding countryside, giving moments of pure wonder and serenity.

The small park is a real jewel, with its typical fountain which creates an atmosphere of peace and tranquility. You can walk and enjoy moments of relaxation in the shade of the centuries-old trees, admiring the flowering bushes.

Contigliano is surrounded by a truly exceptional historical and naturalistic heritage: from the ski slopes of Terminillo to Lake Piediluco, from the Sanctuary of San Francesco in Greccio to the Marmore waterfall (one of the most spectacular natural attractions in central Italy)



The proximity to so many attractions is just one of the reasons why you should consider purchasing this detached house in Contigliano as you will also find a lively local community here, with shops, restaurants and services close at hand. This is your opportunity to enjoy life in an oasis of tranquility, surrounded by the beauty of nature and the comfort of a prestigious home.

Contact us today to book a viewing and discover for yourself everything this wonderful property has to offer. Bee "G"

## Certification

**Energy Class:** G

## Features

Property ID: CBI049-235-561	Contract: Sale
Categoria: Villa	Address: via Fontecerro sud, 30
Zip Code: 2043	Municipality: Contigliano
Total sqm: 240 sq.m.	Bedrooms: 4
Bathrooms: 1	Rooms: 6
Internal condition: To be renovated	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1930
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 300 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars















