



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

## Independent house for sale in Calcata

**€ 480.000**

**Ref. CBI100-2202-290004**



**450 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 10**

Are you ready to discover a truly fascinating property, immersed in natural beauty and with a breathtaking panoramic view of the surrounding valley? We present you this rare opportunity in Calcata, over four levels, which is currently divided into two independent units, each with its own unique character.

Let's start from the first unit on three levels. On the ground floor, measuring 150m<sup>2</sup>, you will find a large hobby room where you can let your creativity run free or organize pleasant meetings with friends and family. You will also find a kitchenette, perfect for preparing tasty dishes during meetings, and convenient service.

Going up to the first floor, measuring 102m<sup>2</sup>, you will be surprised by a characteristic living room which opens onto a very spacious kitchen. An ideal environment to enjoy convivial moments and pleasant dinners with friends. A cozy bedroom and bathroom complete the comfort of this level, but there's more! You'll be able to walk out onto the outdoor patio and enjoy the breathtaking view as you relax outdoors.

On the second floor, also 102m<sup>2</sup>, you will discover the sleeping area, with four bedrooms, one of which has a private balcony. Imagine waking up each morning surrounded by natural beauty and enjoying the view while having breakfast. In addition, you will have two bathrooms at your disposal for maximum convenience.

The second unit, measuring 92m<sup>2</sup>, is located on the top floor and is just as charming. Here you will find a cozy living room with kitchenette, an ideal place to relax after a busy day and share special moments with your loved ones. The two bedrooms add an intimate and welcoming touch to this part of the house, completed by a large bathroom.

In addition to the charming interior, you will have at your disposal a vast land of 2 hectares surrounding the property. Enjoy relaxing walks or moments of serenity surrounded by nature. The dominant position adds further value, offering a unique panoramic view of



the surrounding valley.

This property is perfect for those looking for a large and versatile living space, where nature blends with modern comfort. You can take advantage of the opportunity to keep two separate units for different families or transform it into a single abode, where the generous spaces welcome all your wishes.

A picturesque and fascinating story surrounds the municipality of Calcata, located in the province of Viterbo. This medieval village, nestled among the tuffaceous rocks and surrounded by a green valley, has a history that dates back to ancient times.

Legend has it that Calcata was founded by the ancient Falisci, an Etruscan people who inhabited these lands. Over the centuries, the village came under the control of the Romans and became an important stop along the Via Francigena, one of the main pilgrimage routes of medieval Europe.

Over the centuries, Calcata developed into an impregnable fortress, thanks to its defensive position between the surrounding canyons and cliffs. However, the history of Calcata has been marked by numerous conflicts and lootings, due to the constant disputes between the powerful lords of the area.

During the Renaissance, Calcata became an important artistic and cultural centre. Artists, sculptors and men of letters settled in the village, enriching the cultural heritage of the community. But despite its cultural importance, in the seventeenth century, the village was largely abandoned due to a series of disastrous natural events, such as earthquakes and floods.

For decades, Calcata remained in a state of semi-abandonment, until, in the 1960s, a community of artists and bohemians settled in the village, attracted by its unique beauty and the creative spirit that still pervaded the atmosphere. These new residents began a process of refurbishing the dilapidated houses, restoring Calcata to its former glory.

Today, Calcata is a jewel among Italian villages, renowned for its bohemian atmosphere, winding alleys, colorful facades and artists who populate the village. The cobbled streets are bustling with cafés, restaurants and art galleries, creating a lively and cosmopolitan atmosphere.

The charm of Calcata also lies in its traditions and in the deep bond with the surrounding nature. Many local festivities celebrate ancient customs, such as the Feast of San Bonaventura, which attracts pilgrims from all over the region.

Calcata is a living testimony of Italian history, a place that has experienced decline and rebirth, and which today proudly welcomes visitors from all over the world, fascinated by its uniqueness and its bohemian spirit.

Investing in a property in Calcata is not just a financial transaction, but an investment in one's emotional well-being. Here, away from the hustle and bustle of the city, you can rediscover the essence of life, authentic beauty and inner peace.

The cobbled alleys are witnesses of centuries-old stories and of artists who have chosen to settle here, letting themselves be inspired by the wild nature and timeless beauty. The panoramic view of the valley is breathtaking, like a canvas painted by a celestial artist.

The community of Calcata is warm and welcoming, like a big family. Every corner of the village is enlivened by cultural events, traditional festivals and art exhibitions. The laughter, smiles and creative energy that permeate the place make you feel part of something special.

Furthermore, the rebirth of Calcata after years of neglect demonstrates the resilience of this community and its commitment to preserving historical and cultural roots. By purchasing a property here, you become part of this process of rebirth and help keep the soul of the village alive.

Don't miss the opportunity to live in such a charming place. Contact us today to book a visit and immerse yourself in the magic of this unique property. We look forward to guiding you to discover a place where the beauty of nature and serenity blend with the warmth of a charming home.

## Certification

**Energy Class:** G

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI100-2202-290004

Contract: Sale

Categoria: Independent house

Municipality: Calcata

Total sqm: 450 sq.m.

Bedrooms: 6

Bathrooms: 4

Rooms: 10

Internal condition: Good

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1960

Current Status: Available after the deed of sale

Balconies: Present, 15 sq.m.



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Terrace : 20 □

Antenna : Independent

Parquet

Telephone system

Electric system : Compliant with the building regulations of the time

Shower

Shutters

Panoramic view

Land : 20000 □

## Nearby

Soccer fields

Cycle paths

Rail station

Primary schools

Secondary schools

Bar

Post offices

Municipal office



















