



COLDWELL BANKER

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Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo (VT)

0761 332038

Villa for sale in Vetralla

€ 320.000

Ref. CBI006-7-332674



196 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8

Today we will show you a unique villa, completely renovated with the latest generation systems, located in the heart of the town, close to the historic center.

This is the house that all of us, in the world we find ourselves in today, would like to live because it boasts every type of comfort: there is a photovoltaic system, there is underfloor heating, the house is based on a home automation system, there is a garage with column for charging electric cars and the rooms are large and bright... Let's see precisely what we are talking about!

After passing the entrance garden and crossing the main entrance of the house, a large open space welcomes us, surrounded by the balcony, consisting of the living room and the open kitchen (with the possibility of creating the kitchen with an island). The sleeping area is divided into 4 bedrooms, 3 of which are double, two of which have their own outdoor space, and two large bathrooms with windows overlooking the garden.

In the lower part of the villa there is an apartment with its independent entrance of approximately 60 m2 consisting of a living area, a bedroom, a double bedroom and a bathroom. This part of the house can be used as a solution for guests, an environment in which parents can live with maximum comfort or a tavern.

Do you want to know in detail what the renovation with the 110 Bonus that was applied to the property consists of? I'll explain briefly: the villa is equipped with a 12 cm thermal coat in the walls and 14 cm on the roof,

12.5 kW photovoltaic system with 23.5 kW of storage batteries, underfloor heating system with 11 kW heat pump, 2 solar panels for domestic water with 500 liters of storage and heat pump, home automation system for air conditioning and network loads, charging station for 11kw electric vehicles.

This is a house ready to live in, also perfect for large families who like to share every moment together and above all it is a house that

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has married innovation with the beauty that only a villa like this can offer you!

Certification

Energy Class: A4

Features

Property ID: CBI006-7-332674

Contract: Sale

Categoria: Villa

Address: Via Cardinale Farnese

Zip Code: 1019

Municipality: Vetralla

Total sqm: 196 sq.m.

Bedrooms: 6

Bathrooms: 4

Rooms: 8

Internal condition: Excellent

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 300 sq.m.

Kitchen: Exposed Kitchen

Garage: for three cars





