



COLDWELL BANKER

FRG & PARTNERS

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

0761 332038

Two-family villa for sale in Marta

€ 310.000

Ref. CBI006-9-332675



200 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Elegant and exclusive villa with incomparable charm, an expression of elegance and enveloping refinement.

Marta, in the delightful town in the splendid setting of Lake Bolsena, a few steps from the lakefront and the main services, we offer for sale a villa in total redevelopment where class and refinement are the expression of a new lifestyle.

The house is composed as follows:

Ground floor: elegant living area with fireplace, a bright, open environment with a modern style with access to the 180 m2 garden, large kitchen, bathroom serving the living area with hydromassage tub and window, comfortable closet.

First Floor: 3 bedrooms, two bathrooms both with windows, one with a bathtub, the other with a shower, hydromassage sauna, emotional lights, two balconies and large 30 m2 solarium terrace. approx.

The local property for garage use of 28m2 completes.

Energy class A4

Its heating system is autonomous and uses photovoltaic panels, ensuring high energy efficiency and reducing management costs.

Furthermore, the underfloor system guarantees uniform and comfortable heating in every season.

The fixtures and windows are triple glazed, in order to perfectly isolate the house from both noise and cold.

The villa is sold unfurnished, giving the new owners the opportunity to customize the spaces to their liking.

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Piazza delle Erbe, 21 - Via Cairoli 28 - Viterbo (VT) - 0761 332038

viterbo@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



The impeccable conditions, the strategic and well-connected location and the variety of area services make this solution ideal for customers looking for a prestigious home ready to live in.

Certification

Energy Class: A4

Features

Property ID: CBI006-9-332675	Contract: Sale
Categoria: Two-family villa	Address: via Silvio Pellico, 35
Zip Code: 1010	Municipality: Marta
Total sqm: 200 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 4
Internal condition: Excellent	Independent heating: Heating
Date of construction: 2020	Current Status: Available after the deed of sale
Balconies: Present, 6 sq.m.	Terrace: Present, 30 sq.m.
Garden: Private, 180 sq.m.	Sea distance: 500 meter
Kitchen: Regular Kitchen	Garage: for two cars, 28 sq.m.











