



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

Villa for sale in Viterbo

€ 495.000

Ref. CBI105-1492-305



310 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 9

LAZIO □ VITERBO
VILLA WITH POOL

Large villa of over 300 m2 with swimming pool.

Are you looking for a villa where you can organize your outdoor parties or events on warm summer evenings until late at night? Are you looking for a villa where you can spend your winter weekends with relatives or friends in front of the warmth of the fireplace and a good glass of wine?

You can have all this in one place easily and conveniently reachable from wherever you come from.

About 15 kilometers from the center and easy to access, 300 m2 single-family villa as follows:

basement floor: large hobby room, kitchen, bathroom and cellar ground floor: living room, kitchen, bathroom, closet and comfortable porch on three sides; first floor: hallway, four bedrooms each with terrace and two bathrooms.

The property includes a land of 3.7 hectares, in production, cultivated with olive groves, vineyards and hazelnut groves with truffle

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mycor.

Furthermore, there is also a comfortable swimming pool and a brick structure with exposed wooden beams, with an oven and a barbecue inside.

Distances in kilometers: Viterbo center 14 km, Rome 85 km, Orvieto 60 km, the sea 45 km, the lake 25 km

Certification

Energy Class: F

Features

Property ID: CBI105-1492-305	Contract: Sale
Categoria: Villa	Address: Strada Sambuchete, snc
Zip Code: 1100	Municipality: Viterbo
Total sqm: 310 sq.m.	Livable surface: 300.00
Bedrooms: 4	Bathrooms: 4
Rooms: 9	Internal condition: Good
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 2004	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: Shed
: Yes	



