



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

Estate for sale in Soriano nel Cimino

€ 720.000

Ref. CBI105-1492-314



130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

LAZIO □ VITERBO □ SORIANO IN CIMINO
AGRICULTURAL COMPANY WITH RESIDENCE

Productive agricultural company, with residential property, located in an agricultural context and at the same time close to the urban centre.

The property extends over comfortable and practical land, for a total of approximately 11 hectares.

The company currently has its own income thanks to the production of certified organic hazelnuts. Specifically, the plantation is irrigated entirely with water from the well, thanks to an underground technological system with fertigation, which can also be managed remotely.

The plot of land also offers other crops, such as olive trees and fruit trees of different species. Furthermore, one part is arable and another is covered by woods, with centuries-old oaks and a cellar.

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VAT 04954530962



The main residential building is immediately livable and was renovated and expanded a few years ago.
It is composed as follows: entrance, kitchenette, living room with fireplace, hallway, large living room, three bedrooms and two bathrooms.
In the basement, currently used as a warehouse, there is the possibility of creating another residential unit.

There are also structures currently used as warehouses, a brick oven, a water collection tank, a shed for storing agricultural vehicles and tools and a small building, currently used as a chicken coop, where a mini outbuilding can easily be built.

The farm enjoys an optimal position because it offers the possibility of enjoying the tranquility of the area, without, however, being completely isolated. In fact, it is just 5 kilometers from the city center and is easily accessible.
Distances in kilometres: Orte Civitavecchia highway 3 km, Rome 90 km, Orte 15 km, Viterbo 15 km, the sea 70 km, the lake 25 km.

Contact us for more information and to make an appointment.

Certification

Energy Class: F

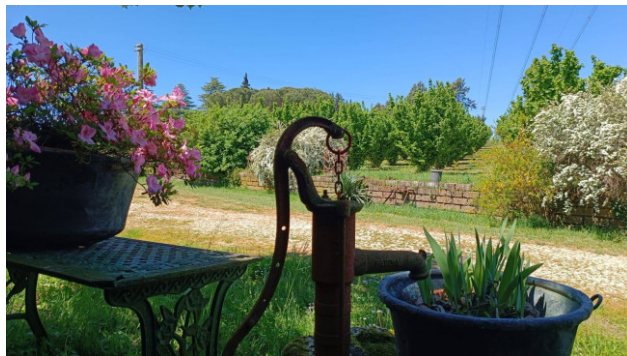
Features

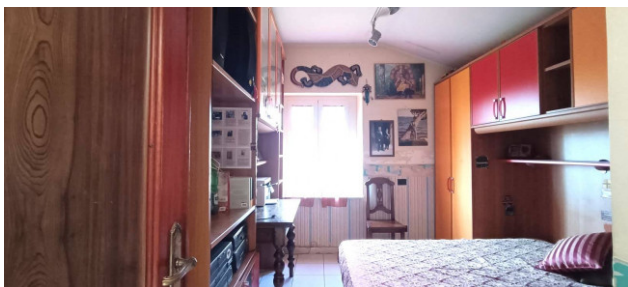
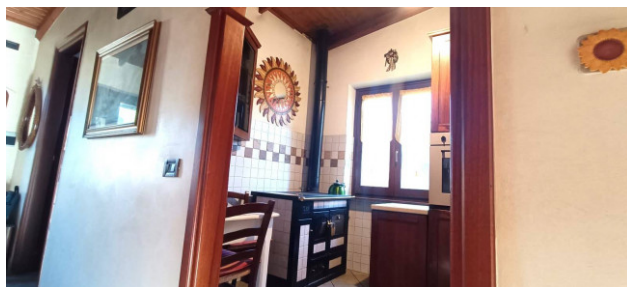
Property ID: CBI105-1492-314	Contract: Sale
Categoria: Estate	Address: Contrada Madonna di Loreto, 25
Zip Code: 1038	Municipality: Soriano nel Cimino
Total sqm: 130 sq.m.	Livable surface: 123.00
Bedrooms: 3	Bathrooms: 2
Rooms: 8	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Date of construction: 1791	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: Shed
: Yes	

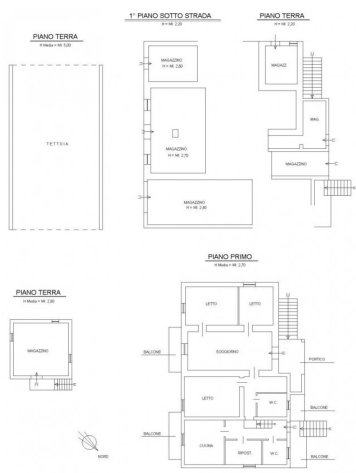
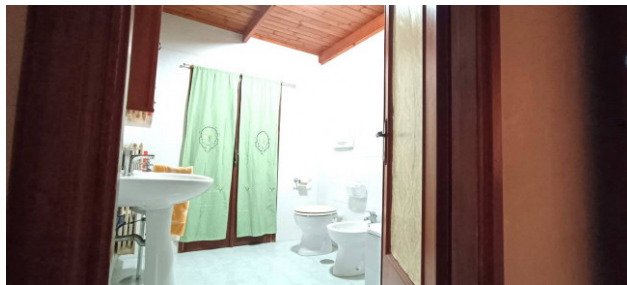


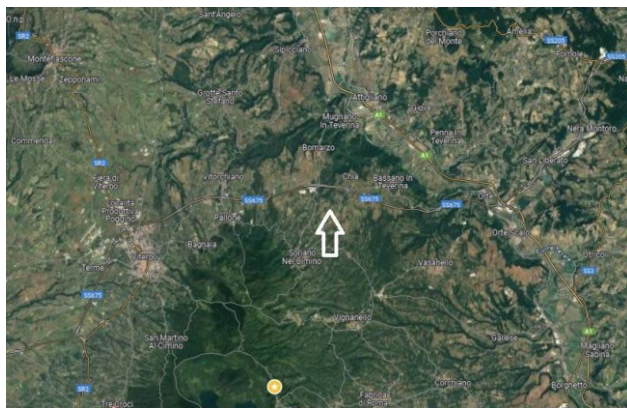
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