



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners  
Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)  
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## Villa for sale in Tolfa

### € 390.000

### Ref. CBI018-108-43670



**380 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 8**

In the wonderful setting of the Tolfetana countryside, and precisely in Via G. Gioacchino Belli, we offer for sale a Villa of approximately 380 m2, located in a private and quiet area.

The property, spread over three floors, was built in 1998 and renovated with great care and attention to detail, ensuring an excellent state of conservation. Internally, the villa has 8 spacious and bright rooms, including a comfortable double living room, a kitchen, a large tavern, 5 bedrooms and 5 bathrooms, capable of guaranteeing maximum comfort and privacy for each member of the family.

The rooms are well distributed and well divided, allowing for optimal liveability. The property is equipped with an independent radiator heating system, guaranteeing ideal thermal comfort in every season of the year, the windows made of wood with double glazing guarantee excellent energy efficiency and acoustic insulation.

The villa is presented unfurnished, allowing the new owners to customize it according to their own tastes and desires.

Its exposure on four sides allows a large amount of natural light to enter, making the rooms even brighter and more welcoming. One of the strong points of this villa is certainly the presence of a private garden, perfect for spending relaxing moments in the open air or organizing dinners in the company of friends.

Furthermore, there are also balconies and terraces, ideal for enjoying the view of the surrounding nature. As regards parking spaces, the property has a double garage and 5 uncovered parking spaces, guaranteeing ample parking availability for all the inhabitants of the villa. There is also a convenient warehouse to ensure further storage convenience. In conclusion, this villa represents an excellent opportunity for those who want to live in a quiet area surrounded by greenery, without giving up the comfort and practicality of a modern and well-maintained home.

Don't miss the opportunity to visit this one-of-a-kind property and become part of a true oasis of peace and serenity.

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## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-108-43670	Contract: Sale
Categoria: Villa	Address: Via Giuseppe Giacchino Belli, 15
Zip Code: 59	Municipality: Tolfa
Total sqm: 380 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 8
Internal condition: Restored	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Uncovered Parking	Suitable for Students: Yes
Date of construction: 1998	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Sea distance: 26.000 meter
Kitchen: Regular Kitchen	Garage: for two cars
: Yes	



































