



## Villa for sale in Canino

### € 380.000

### Ref. CBI006-2-332718



**300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Canino single-family villa

#### Position;

Located in the north-west area of the Province of Viterbo, Canino is one of the most renowned places in Tuscia, thanks to the presence of the archaeological area of Vulci and its food and wine delicacies.

A few kilometers from the border with Tuscany, Canino is located in the Viterbo Maremma, a few steps from the sea. For this reason and also for the architectural wonders of the medieval era that its village offers, Canino stands out as one of the most visited destinations in the Tuscia Viterbo area.

In this context, Coldwell Banker Viterbo offers the exclusive sale of a wonderful independent villa of over 300 square meters, arranged on 2 levels, surrounded by an easily manageable 500 meter garden.

Accessing the property, in addition to the garden, we find a large porch with a wood-burning oven that surrounds part of the villa, thanks to which you can enjoy the sunny days.

Entering the property on the first floor we find two real estate units distinct from each other and composed respectively of:



living room, kitchen, bedroom and bathroom with 30 m2 terrace. approx. (to be finished) lounge, kitchen with fireplace, two large bedrooms with balconies, two bathrooms with windows, large livable terrace of 50 m2. approx. from which you can admire the amazing panorama of the Maremma..

On the ground floor we find two large warehouses, one of which has been transformed into a tavern, an ideal space for convivial moments with a built-in kitchen, fireplace, wood-burning oven, bathroom and closet, the other 200 m2 warehouse. approx. equipped with large automated doors, bathrooms and office space ideal for craft activities.

Thanks to the layout and large size, the property can be used for multi-family use or for tourist-accommodation or possibly residential-professional activities.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI006-2-332718	Contract: Sale
Categoria: Villa	Address: Pietro Nenni
Zip Code: 1011	Municipality: Canino
Total sqm: 300 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Internal condition: Good	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1990	Current Status: Available after the deed of sale
Balconies: Present, 10 sq.m.	Terrace: Present, 50 sq.m.
Garden: Private, 500 sq.m.	Kitchen: Regular Kitchen
Garage: for two cars	



















