



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

Villa for sale in Grotte di Castro

€ 1.400.000

Ref. CBI105-1176-326



342 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

LAZIO - VITERBO - CASTRO CAVES

"VILLA DEGLI OLIVI" - PRESTIGIOUS VILLA WITH VIEW OF LAKE BOLSENA

In a privileged position, immersed in the river and with a suggestive panoramic view of Lake Bolsena, exclusive detached villa of 342 m2 with private garden of approximately 4 hectares and a heated swimming pool.

The Villa is spread over three levels:

on the ground floor a bright and welcoming lounge, embellished with large windows that allow you to admire Lake Bolsena and the characteristic village of Grotte di Castro, open kitchen, a double bedroom, closet and bathroom with window and shower; on the first floor a lounge panoramic view with lake view and direct exit onto the terrace, two large bedrooms, one with an internal bathroom and hydromassage tub, and a second bathroom with window and shower; in the basement, which can be accessed both from an independent entrance and from an internal staircase, a kitchen, a double bedroom and a bathroom.

The Villa is built with particular volcanic stones from the Paglia river, which completely cover it and finished with large panoramic windows that make it truly one of a kind.

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

VAT 04954530962



The Villa is immersed in a private park of approximately 4 hectares enriched by vineyard, olive grove with 400 plants and other fruit trees; not to mention the particular caves carved into the stone that are present and can be visited. Not only that, the Villa is enriched by a 5 x 12 meter swimming pool, ideal for relaxing both in the summer and winter months: the swimming pool, in fact, is equipped with a cover and water heated with solar panels.

The villa is completed by a real cellar of 22 m2.

Perfect for those who want to live immersed in nature, in absolute relaxation and enjoy an enviable panorama. furthermore, it is only 26 km from Orvieto.

Don't miss this opportunity. Contact us for more information and to make an appointment.

Certification

Energy Class: F

Features

Property ID: CBI105-1176-326	Contract: Sale
Categoria: Villa	Address: località Pianicciano, snc
Zip Code: 1025	Municipality: Grotte di Castro
Total sqm: 342 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 6
Internal condition: Excellent	Floor: Ground Floor
Total floors: 3	Independent heating: Heating
Parking space: Uncovered Parking	Suitable for Students: Yes
No architectural barriers: Yes	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 40.000 sq.m.
Kitchen: Regular Kitchen	Garage: Shed
: Yes	













