



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners

Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo (VT)

0761 332038

Villino for sale in Vignanello

€ 235.000

Ref. CBI006-7-332730



170 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Do you love the house on one level? Do you also want a space to host your friends or relatives?
And do you also want a garden for your dog?

This property has everything you are looking for!

Vignanello, in a residential area made up of villas and cottages, we offer for sale a recently built villa in an excellent state of conservation, finished with refined and first choice materials and great attention to energy saving.

The property has a total surface area of approximately 170 m2 plus a garden and balcony.

On the ground floor we are welcomed by a large open space area with a beautiful open-plan American kitchen embellished with a central island and an elegant thermal fireplace.

The relaxation area is spacious and is enriched by a designer-covered wall.

From the living area, convenient access to the outdoor garden, a small oasis of pleasure with irrigation system.

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The sleeping area consists of 3 bedrooms, one of which is double.

Serving the floor is a large bathroom with dressing room, double sink and large shower cubicle. Very useful balcony space next to the bedrooms.

Below the house, with both internal and external access, we find a large tavern with fireplace, bathroom with tub and adjacent garage/laundry area.

The villa has an underfloor heating system with heat pump boiler connected to a solar thermal panel, external wall with insulated perforation, photovoltaic preparation and air conditioning, chronothermostats in all rooms, Alexa system for internal and external lighting, PVC window frames double glazing, armored shutters and mosquito nets.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI006-7-332730	Contract: Sale
Categoria: Villino	Address: Via Geo Rita
Zip Code: 1039	Municipality: Vignanello
Total sqm: 170 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
Internal condition: Excellent	Floor: Ground Floor
Total floors: 1	Independent heating: Heating
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private	Kitchen: Exposed Kitchen







