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Villa for Sell in Orvieto - Area: Sferracavallo

📍 Via Velino, Terni, 05018 (TR)

429.000€



Contact info



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Description

Newly Built Detached Villa: Modernity and Comfort at the Foot of the Cliff

Sferracavallo, Orvieto – In one of the city’s most dynamic and well-served areas, we offer for sale a prestigious detached villa soon to be built, designed for those seeking independence, energy efficiency, and the convenience of living close to all amenities.

The Project: Space, Light and Technology

The villa extends over two levels above ground for a total surface area of 155 m², designed with functional architecture and a contemporary, highly energy-efficient design.

Ground Floor: The entrance opens onto a large, bright living room, the heart of the home, ideal for socializing. Next comes a spacious eat-in kitchen, a first bedroom (also perfect as a study), a bathroom, and a laundry room.

First Floor: The sleeping area hosts 4 well-proportioned bedrooms and 1 bathroom, ensuring privacy and comfort for the whole family.

The External Oasis

The property is surrounded by approximately 800 square meters of private land. This exclusive green space is ideal for creating a Mediterranean garden, an outdoor living area, or a swimming pool, while enjoying the tranquility of the flat area overlooking the Alfina Plateau.

Why choose Sferracavallo?

Living in Sferracavallo means choosing to live in the heart of Orvieto. Strategically located at the foot of the famous tuff cliff, this hamlet offers the perfect balance between modern functionality and historic roots:

Services at your fingertips: Schools, shops, and manufacturing centers are just minutes away.

Connecting with nature: From the foot of the house, picturesque paths begin that run along the cliff, ideal for trekking and outdoor enthusiasts.

Strategic Location: A short distance from the village of Rocca Ripesena (the “Town of Roses”) and a crucial road axis for all travel.

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Details



Property ID: CBI006-7-333088



Surface: 150.00 m²



Rooms: 9



Garden: Privato, 800 sqm



Bathrooms: 2



Energy Class: A1



Bedrooms: 5

Property Features



Floor: **Ground floor**



Current condition: **Free upon deed**



Surface: **150.00 m²**



Rooms: **9**



Bedrooms: **5**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Semi-central**



Garden: **Private, 800 sqm**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

