



COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
P.IVA e C.F.: 01956340564
Tel.: 0761 332038

Villa for Sell in Carbognano

Località Palombo S.P. 35, Viterbo, 01030 (VT)

209.000€



Contact info



Coldwell Banker FRG & Partners

Marco Cristofari

Phone: (+39) 0761 332038

Mobile: 3285885262

Email: marco.cristofari@cbitaly.it

Description

Detached House with 1.5 Hectares of Hazelnut Grove – Space, Nature, and Personalization

Between Carbognano and Fabrica di Roma (VT)

If you're looking for the perfect balance between the tranquility of the Tuscia countryside and proximity to the capital, this property represents a rare opportunity. Conveniently located just 45 minutes from Rome, we offer for sale a spacious detached house of over 220 square meters, nestled in 1.5 hectares of private hazelnut grove.

Property Features

The house is spread over two levels above ground, offering bright rooms and an architectural versatility that is hard to find:

Surface area: Over 220 m2 of walkable space.

Status: Part of the property is already habitable, while the other is in its raw state.

Customization: The unfinished portion allows you to finish the interiors according to your taste, choosing materials, room layout, and systems.

Land: 15,000 m2 (1.5 hectares) of productive hazelnut grove, ideal for those looking for a farming business or simply a private green space.

Ideal for two families

The layout of the spaces and the two levels above ground make this property the ideal solution for:

Large families requiring large spaces.

Two families (e.g. parents and children) who wish to live close to each other while maintaining complete independence and privacy.

Investment: Possibility of creating a hospitality facility or B&B in an area with a strong tourist and agricultural vocation.

Location and Connections

Privacy and Comfort: Surrounded by greenery but not isolated.

Connections: A short distance from the towns of Carbognano and Fabrica di Roma.

Rome: Reachable in less than an hour, making it perfect as a primary residence for those who work in the city but dream of a superior quality of life.

Details



Property ID: CBI006-7-333091



Surface: 220.00 m²



Rooms: 10



Bathrooms: 3



Bedrooms: 5

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 220.00 m²



Rooms: 10



Bedrooms: 5



Bathrooms: 3



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Garage: Double

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





