



COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
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Villa for Sell in Viterbo - Area: Grotticella - Roncone - Pietrare

📍 Strada Sammartinese, Viterbo, 01100 (VT)

670.000€



Contact info



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Description

Just 1.3 km from Porta Romana, in one of the most exclusive and panoramic areas of Viterbo, we are proud to present for sale a spectacular detached villa of approximately 500 square meters.

The recently built property is in like-new condition and features top-quality finishes and cutting-edge construction technologies.

The property is spread over two main levels, embellished by an evocative upper turret.

The Distribution of Spaces:

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Ground Floor: A majestic living area with a second fireplace and an adjoining study welcomes you. Then there's an eat-in kitchen, two large double bedrooms, and two bathrooms. The entire floor is served by a large wraparound porch, ideal for al fresco lunches and dinners.

The Tower: Accessible via a scenic central staircase from the living area, it houses a second study with private bathroom and direct access to the porticoed terrace, which offers breathtaking 360-degree views of the surrounding landscape.

Lower floor: Large open-plan area of over 200 m2, with open-plan kitchen and fireplace, a double bedroom, a bathroom and a convenient laundry room.

From this level there is direct access to the garage and the surrounding park.

The Exterior and Technological Comfort:

The villa is surrounded by a private park of approximately 5,000 square meters, partly paved for convenient access to the garage area and partly landscaped. The property is completely fenced, ensuring maximum privacy and security thanks to the automated driveway and separate pedestrian passage.

The property is designed for maximum energy savings and living comfort, equipped with:

Underfloor heating system.

6.5 kW photovoltaic system.

An exclusive, move-in solution that combines independence and nature with immediate proximity to all the city's main services.

Details



Property ID: CBI006-7-333108



Surface: 430.00 m²



Rooms: 10



Garden: Privato, 5.000 sqm



Bathrooms: 4



Bedrooms: 5

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 430.00 m²



Rooms: 10



Bedrooms: 5



Bathrooms: 4



Kitchen: Habitable



Position: Semi-central



Shower: Yes



Garage: Double



Garden: Private, 5.000 sqm



Fireplace: Yes



Terrace: Present



Parquet : Yes

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images













