



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

Indipendent house for Sell in Viterbo - Area: Centro

📍 Via Vallecupa, Viterbo, 01100 (VT)

195.000€



Contact info



Coldwell Banker FRG & Partners

Marco Cristofari

Phone: (+39) 0761 332038

Mobile: 3285885262

Email: marco.cristofari@cbitaly.it

Description

Palazzo Cielo-Terra in the Heart of San Pellegrino: History, Space, and Breathtaking Views

A unique opportunity in Viterbo's most iconic medieval neighborhood.

In the heart of the San Pellegrino district, we offer for sale a detached townhouse of rare beauty and spaciousness. This property is more than just a home, but a piece of history that dominates the landscape with a privileged view of the evocative Paradosso Valley.

Property Numbers

The property extends over a generous and versatile surface area, ready to accommodate your most ambitious projects:
?Housing: over 230 m2 on multiple levels.

Outdoor: 85 m2 of panoramic terrace (with a part already authorized as a solar greenhouse) and 2 balconies.

Appurtenances: 70 m2 garage and 70 m2 historic cellars dug into the tuff.

Layout and Potential

The structure is currently configured to offer maximum functionality:

5 Bedrooms and 5 Bathrooms

2 Large living areas and 2 eat-in kitchens

2 ideal studios for smart working or relaxation

Versatility is its strong point: the distribution of the spaces allows the property to be experienced as a single, prestigious master residence on two levels, while simultaneously allocating the other two floors to a second independent apartment or to a high-level hospitality business (B&B or Boutique Hotel) in one of the most visited neighborhoods in Italy.

Why choose this building?

Panoramic View: The terrace offers a unique glimpse of the Paradox, a natural landscape that changes with the seasons.

Rare Comfort: In a medieval historic center, having a 70 m2 garage and large cellars is an unobtainable luxury.

Brightness: Unlike many downtown properties, the open-plan layout ensures natural light in all the main rooms.

Planning: The already authorized solar greenhouse represents an architectural plus ready to be transformed into a winter garden or an exclusive lounge area.

A definitive solution for those seeking prestige, space, and an unrivaled location.

Details



Property ID: CBI006-7-333140



Surface: 240.00 m²



Rooms: 12



Bathrooms: 5



Bedrooms: 5

Property Features



Floor: Multi-story



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: 240.00 m²



Rooms: **12**



Bedrooms: **5**



Bathrooms: **5**



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Garage: **Triple**



Fireplace: **Yes**



Terrace: **Present**

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







