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ITALY

Coldwell Banker Blasi & Partners

Via Vittorio Veneto, 24 - 01015 Sutri

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Two-family villa for Sell in Sutri

📍 Ida Cascioni Gentili, Viterbo, 01015 (VT)

295.000€



Contact info



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Description

Detached and completely renovated semi-detached portion – Energy Class A4 – In the center of Sutri, about 50 km from Rome, we offer a unique property: a detached villa on three sides, with independent pedestrian and vehicular access, completely renovated with the 110% Superbonus, never lived in, and energy class A4.

This is neither a typical townhouse nor a small villa on a main road, but a residential property that combines historic roots, quality construction, and development potential. The property combines a central location, privacy, and accessibility-features rarely found in the area. The property thus becomes not just a home, but a place of identity and continuity.

the work built according to technique and engineering.

In Roman tradition, Opus represented the construction method, solidity, and durability over time. Here, it becomes a metaphor for a house conceived as a high-tech structure.

The property features:

Approximately 100 m2 of living space, double living room with open kitchen, two bedrooms and a bathroom.

Garage/warehouse. Solar panels. Large usable basement area (height approximately 3 m). Significant residual volume, with the possibility of development up to approximately 250–350 m2 in total. The property can be valorized as a representative residence, a charming accommodation facility or a real estate transaction with expansion.

The property lends itself to different interpretations:

High-end private residence, prestigious second home near Rome, real estate transaction with expansion, charming accommodation facility, professional studio or representative business. ? Property ready, with no renovation time.

The property is offered to clients genuinely interested in solutions with residential or investment potential. (Cover image created with AI)

Details

 Property ID: CBI034-30-291	 Surface: 160.00 m²
 Rooms: 5	 Bathrooms: 1
 Energy Class: A4	 Bedrooms: 2

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 160.00 m²



Rooms: 5



Bedrooms: 2



Bathrooms: 1



Kitchen: Exposed



Position: Central



Garage: Single



Garden: Private,

Images











