FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
Phone number 0761 332038

Villa for Sale in Bassano in Teverina
€ 1.200.000
Ref. CBI006-960-332449



400 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8

“PRESTIGE” VILLA WITH PARK AND POOL

POSITION
We are located in Lazio, on the border with Umbria, more precisely in the lands of the Municipality of Bassano in Teverina (VT), which is included in the list of the most beautiful villages in Italy. In the immediate vicinity is the famous Tower of the director Pasolini, where there are the waterfalls of Fosso Castello, the place where the director shot the famous film "The Gospel according to Matthew" in 1964.
The property, thanks to its proximity to Umbria, has a strategic position.
In fact it is just 8 km from the Orte motorway exit, 10 km from the Orte railway station, 55 km from Orvieto, 36 km from Terni and 80 km from Rome.

THE VILLA.
Admiring the house from the outside, we realize that we are facing an important building, where attention to detail and finishing has been a priority.
Entirely finished with bricks and terracotta tiles, in classic Tuscan style and harmonious lines, to increase its elegance and respect for the natural context.

The Villa has a total of 400 square meters. approximately excellently distributed on 3 levels.

BASEMENT:
Here we find a large space with fireplace, wood-burning oven and kitchenette, currently used as a tavern with a pool table and sofa area.
With a hallway we can reach a service bathroom and a double bedroom for guests, as well as the staircase that connects to the rest of the floors of the villa.
From the largest room of the tavern, with large windows, it is possible to access the outside where we find a beautiful and elegant porch.

GROUND FLOOR:
Here we are in the beating heart of the villa.
You enter a large entrance overlooking the living room.
All the walls are covered with fine wood giving the rooms a unique elegance such as, obviously, the fireplace.
The living room is characterized by two areas, one for a reading area with leather sofas and the other for having lunch or dinner.
In fact, immediately behind we can access the eat-in kitchen, also with a fireplace.
Furthermore, integrated inside the living room, there is a large veranda with opening windows where you can go out directly into the garden.
Near the staircase leading to the upper floor, we can access the sleeping area.
This is characterized by a hallway that gives access to an elegant bathroom and 3 bedrooms, one with private bathroom.

THIRD FLOOR:
Here, along a hallway overlooking the entrance, we find a study with fireplace, a bathroom and another double bedroom with balcony.

POOL
Outside the villa, in a dedicated space inside the park, there is a splendid infinity pool with a large solarium area on 3 sides. The swimming pool is also suitable for use at night, being able to relax with its splendid lighting.

THE PARK
As soon as you enter the property you immediately perceive the elegance and care of the garden.
To the right and left of the driveway we can admire a green expanse of English lawn enriched with ornamental plants, a peperino fountain, an elegant pergola and various relaxation areas where you can better enjoy the outdoors.
The whole garden is enriched by a beautiful hedge that runs along the entire border of the property.

GROUND
The whole property consists of an area of land of approximately 11,500 square meters. well delimited Much of the land is the courtyard of the villa as a park, as already described, and the rest is cultivated with olive groves, fruit trees and a small area that can be used as a vegetable garden.

Certification

Energy Class: Under evaluation

Property Informations

Address: Strada Vicinale Valle Rote, snc	**Zip Code**: 1030
Bedrooms: 6	**Bathrooms**: 4
Rooms: 8	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	: 1759.83
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Date of construction**: 1996
Current Status: Available after the deed of sale	**Balconies**: Present

Garden: Private

Kitchen: Eat-in kitchen

Garage: for one car

















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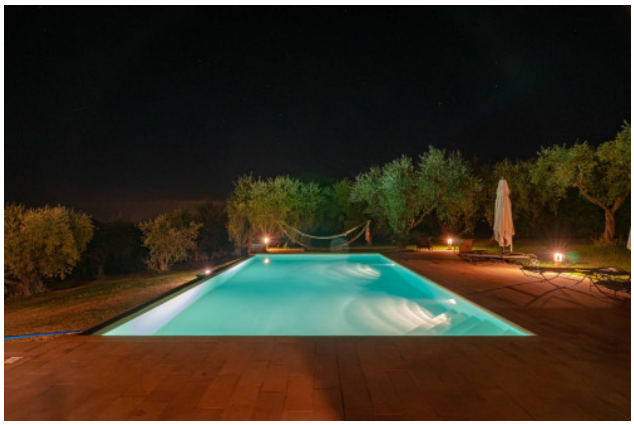








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