



Villa for Sale in Grotte di Castro

€ 1.200.000

Ref. CBI105-1176-326



342 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

LAZIO - VITERBO - CASTRO CAVES
"VILLA DEGLI OLIVI" - A PRESTIGIOUS VILLA WITH A VIEW OF LAKE BOLSENA

In a dominant and private position, immersed in the greenery of the Lazio countryside, we offer an exclusive 342 sq m detached villa with a suggestive panoramic view of Lake Bolsena, a heated swimming pool and a private park of approximately 4 hectares.

The Villa is spread over three levels:

Ground floor: large and bright living room with panoramic view, open-plan kitchen, double bedroom, closet and bathroom with window and shower;

First floor: elegant living room with direct access to the panoramic terrace, two spacious bedrooms, one with an en suite bathroom and a whirlpool tub, as well as a second bathroom with window and shower;

Basement: accessible both internally and via a separate entrance, comprising a kitchen, double bedroom, and bathroom, ideal as a guesthouse or independent space.



The villa is entirely clad in characteristic volcanic stone from the Paglia River, an element that lends the property its charm and uniqueness. The large windows enhance the natural light in the rooms and the surrounding panorama.

The property is immersed in a private park of approximately 4 hectares enriched by a vineyard, an olive grove with 400 fruit trees and evocative caves carved into the rock, a true peculiarity of the place.

The property also includes a splendid 5 x 12-meter swimming pool with a cover and solar heating system, perfect for year-round use, and a characteristic cellar of approximately 22 m2.

The price indicated refers to the villa with swimming pool and an area of approximately 1 hectare.

An exclusive residence, ideal for those who wish to live in nature without giving up comfort, privacy and a panorama of rare beauty, just 26 km from Orvieto.

Contact us now for more information and to schedule an appointment.

Certification

Energy Class: F

Property Informations

Address: località Pianicciano, snc

Zip Code: 1025

Bedrooms: 4

Bathrooms: 4

Rooms: 6

Internal condition: Excellent

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Floor: Ground Floor

Total floors: 3

Parking space: Uncovered

Suitable for Students: Yes

No architectural barriers: Yes

Current Status: Available after the deed of sale

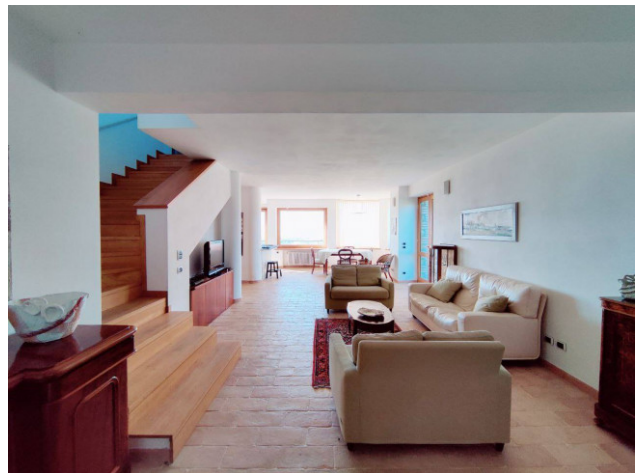
Terrace: Present

Garden: Private, 40.000 sq.m

Kitchen: Eat-in kitchen

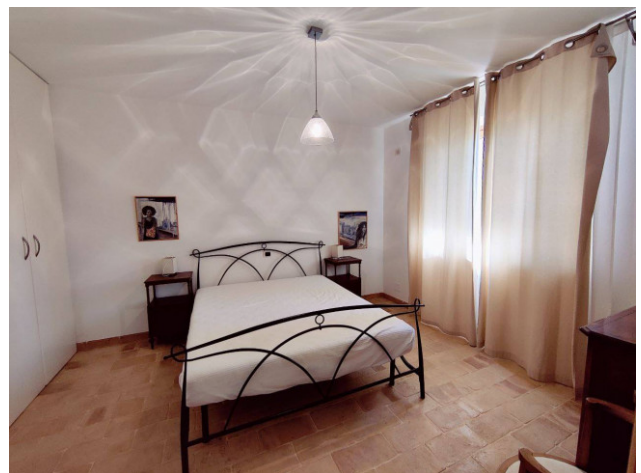
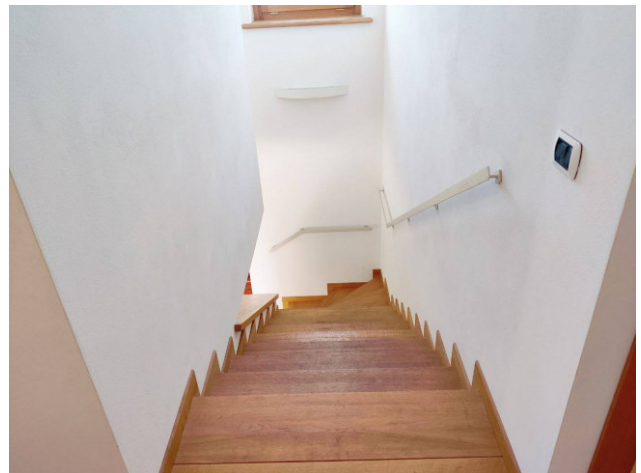
Garage: Shed

: Yes



Immobiliare NET/RE

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