Immobiliare Sintony
Via G. Matteotti 24 - 01100 Viterbo
Phone number (+39) 0761 220676

Rustic/Farmhouse/Court for Sale in Viterbo Semicentro

€ 1.200.000

Ref. CBI028-424-706



400 sq.m | Bathrooms: 3 | Bedrooms: 7 | Rooms: 17

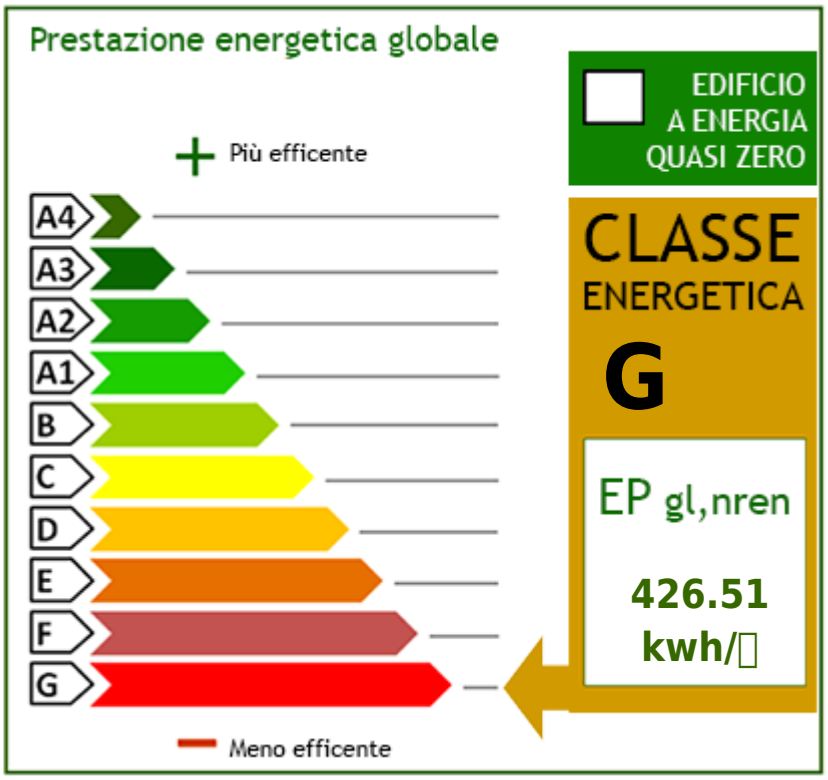
An exclusive oasis in the heart of Viterbo: the timeless charm of a home immersed in nature.
There are properties that don't just offer a home, they offer a lifestyle. This extraordinary estate represents one of those rare opportunities where elegance, nature, privacy, and location blend in perfect balance.
In the heart of Viterbo, just steps from the historic center and all major amenities, stands a magnificent detached farmhouse of approximately 400 square meters, spread over multiple levels and surrounded by a stunning natural setting. This charming residence showcases the local architectural tradition while offering spacious and versatile spaces, ready to accommodate a wide variety of lifestyles.
The rooms, spread across multiple floors, are characterized by generous dimensions, abundant light, and a warm, welcoming atmosphere. Each space invites customization to suit your taste, transforming this property into an exclusive residence, combining the authentic feel of the countryside with the comforts of city life.
The farmhouse is enhanced by a splendid plot of approximately 3.5 hectares, a true green space that guarantees privacy, tranquility, and a quality of life rarely found in an urban setting. The park offers endless possibilities: stroll among the trees, cultivate an olive grove or fruit orchard, create a botanical garden, create relaxation areas, or dedicate part of the space to agricultural or hospitality activities.
The property's crowning glory is the stunning swimming pool, perfectly blended into the surrounding landscape. It's ideal for enjoying moments of pure well-being during the warmer months, hosting outdoor receptions, or simply enjoying the tranquility of nature in complete privacy.

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Completing the property complex are five rooms, registered as category C/2, for a total surface area of 153 square meters. These spaces offer significant added value thanks to their versatility: they can be used as warehouses, storage areas, garages, workshops, or utility rooms, or can be developed for a business or hospitality project.
The location is one of the most exclusive features of this property. It's extremely rare to have an estate of this size within the urban area of Viterbo, where the convenience of services, schools, shops, and transportation links combines with the privilege of living immersed in nature, away from the chaos and surrounded by greenery.
This property is perfect as a prestigious private residence, ideal for those dreaming of a grand home to live in with their family, but it also represents a significant investment. The property's characteristics make it particularly suitable for the creation of an agritourism business, a charming relais, a venue for exclusive events, a wedding venue, or a residence dedicated to high-end hospitality.
A unique property, captivating from the very first glance. A place where time seems to slow down, where nature embraces every corner of the estate, and where every day can transform into an experience of true well-being. A once-in-a-lifetime opportunity for those seeking to invest in a prestigious property, rare in size, location, and potential, in the heart of one of Tuscia's most charming cities.

Property Informations

Address: Strada Riello	**Zip Code**: 1100
Bedrooms: 7	**Bathrooms**: 3
Rooms: 17	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Terrace: Present, 100 sq.m	**Kitchen**: Eat-in kitchen












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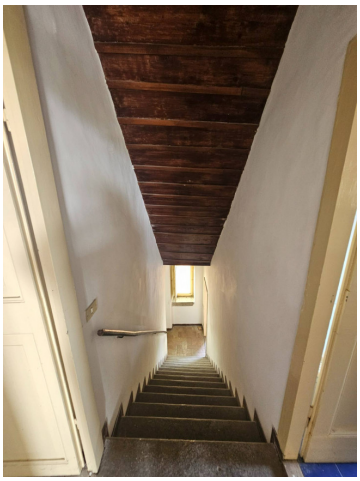







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