

Rolling Hills

CHARMING ESTATES



Ref: LCR-002

Lazio - Viterbo - San Lorenzo Nuovo

PRICE: 790.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 330.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 0

Land: 0.568 ha

For sale Wonderful villa of 330 sqm with breathtaking views of Lake Bolsena (Lazio), for a total of 4 bedrooms, 4 bathrooms and 5680 sqm of park with olive grove.

This beautiful villa has a total area of 330 sqm and is divided into 2 lovely flats of 115 sqm, each with independent entrance and porch of 60 sqm.

Both flats are bright and furnished with a particular style that combines the rustic taste of the countryside with modernity.

The porticoes of this property (100 sqm in total) are the frame of the villa.

Each flat has a portico of 60 sqm, with direct access both from the living room and the kitchen; from here you can admire the real protagonist: the wonderful Lake Bolsena, a real natural spectacle.

On the ground floor we find the first flat with: kitchen and dining area, a spacious living room with fireplace, 2 bedrooms, 2 bathrooms and porch of 50 sqm.

The first floor flat is reachable by an external staircase and is composed of: kitchen with dining area, 2 bathrooms, 2 bedrooms one of which with private terrace, living room with fireplace and direct entrance to a large porch (50 sqm) with breathtaking views of Lake Bolsena, the ideal place to eat with friends and relatives enjoying this beautiful view.

Outside the villa is surrounded by 5680 sqm of garden with 130 olive trees.

CONDITION AND FINISHES

The property has been restored with great taste and character by the current owners at the time of purchase in 1999.

SERVICES AND UTILITIES

The villa has an LPG heating system while the water supply is guaranteed by a private well, but there is also the possibility to connect to the public aqueduct.

USES AND POTENTIALITY

This beautiful property can be used as a main residence but also has the potential to be used as a holiday home.

LOCATION

The villa is about 3 km from the nearest town, Lake Bolsena 2 km (4 minutes), Grotte di Casto 5 km (9 minutes), Viterbo 40 km (45 minutes), Orvieto 25 km (30 minutes).

Rome International Airport is 130 km (1 hour 40 minutes).

