



## Splendid XVI century villa with pool



### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
Site web:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,220,000

#### Location

Pays:	Italie
État/Région/Province:	Latium
Ville:	Castiglione in Teverina
Soumis:	28/07/2023

#### Description:

This beautifully renovated XVI century 3-storey villa (approx. 600 sq.m.) is located at the crossroads of upper Lazio, Umbria and Tuscany, in an area steeped in history and art. It is on the edge of the famous Calanchi Park, and near to Civita di Bagnoregio, the 'dying city', 20 km from Orvieto, just one hour from Rome and one and half hours from Florence and is easily reached from the A1 motorway.

It stands in fully fenced grounds of 5,000 sq.m. The mature garden has a large swimming pool, 2 separate BBQ areas with a gazebo and a pergola and a car port. The villa also boasts a wonderful conservatory where you can relax in the winter months.

Particular care was taken with the materials chosen for the renovation, from the terracotta and wooden floors to the magnificent wall stenciling and frescos.

Ground floor: entrance hall, library, dining room, kitchen, large living room, conservatory, bedroom, bathroom, fitted cupboards and access to a small cellar.

First floor: 4 bedrooms (one with en-suite), 2 bathrooms, study, sitting room, large fitted wardrobe.



Second floor: small sitting room with terrace, cinema room, one laundry room and 2 large rooms which could be converted into bedrooms/bathrooms.

Each floor in has its own gas boiler and the majority of rooms have a fireplace.

The information and floor plans provided are set out for guidance only and do not constitute contractual elements.

## Features, details and amenities

- \* swimming pool
- \* exposed wooden beams
- \* terracotta tiles
- \* conservatory

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## Commun

Chambres: 5  
Salle de bains: 4

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.689.822

