



## Property with breathtaking vistas



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 459,953.46

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Latium
Plaats:	Viterbo
Geplaatst:	30-03-2026
Omschrijving:	

This charming estate, comprising two residences (semi-detached), sits in a commanding position with breathtaking vistas, mere kilometres from Viterbo's medieval centre. The principal residence (approximately 190 sq. m.) and its companion property (roughly 140 sq. m.) are nestled within a meticulously maintained, enclosed garden (2.923 sq. m.).

The principal residence features:

Ground floor: expansive open-concept living/dining space with an impressive brick hearth, fitted kitchen, and a washroom with laundry facilities.

First floor: master bedroom with en-suite facilities including a Jacuzzi bath, two well-proportioned double bedrooms, and a shower room. Each bedroom boasts parquet flooring. A generous viewing balcony completes this level.

The companion residence comprises:

Ground floor: family room (40 sq. m.) showcasing traditional basalt stone flooring.



First floor: reception room with fireplace, dining space, compact kitchen, and washroom.

Second floor: master bedroom featuring a characteristic vaulted ceiling, second droom, and bathroom with tub.

This property presents an excellent opportunity for those seeking a residence with commercial possibilities.

Location

Distances

Cities/Towns/Villages

Viterbo 3.9 km  
Bagnoregio 31 km  
Attigliano 31 km  
Lubriano 33 km  
Orvieto 48 km  
Rome 78 km

Airports

Rome 78 km

Sea

Tarquinia 47 km  
Montalto di Castro 52 km

Lake

Bolsena 24 km

Roads

A1 motorway, Orte exit 30 km

Region: Latium

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Upper Lazio

Upper Lazio is one of the lesser-known corners of the Italy but it has an important past with discreet charm and beautiful countryside. Little is said about this place, perhaps because it is surrounded by many



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famous places, thus keeping the beauty of this corner of the region hidden. One of the most evocative areas of Upper Lazio is La Tuscia, the beating heart of central Italy.

Surrounded by breathtaking countryside with picture postcard landscapes, where ancient villages and castles sit on the verdant hills dotted with vineyards, woods and farmhouses, creating an unforgettable mosaic of colours and a unique landscape, where time seems to have stopped.

The Tuscia area today includes more or less the entire province of Viterbo and preserves true naturalistic and artistic treasures. To discover Tuscia is to discover the history of Italy itself and to reveal its roots, the ancient land of the Etruscans, whose traces are still clearly visible in the many archaeological sites that dot its territories and today have become a UNESCO World Heritage Site.

For centuries it has been an important crossroads due to its strategic position, just a stone's throw from Rome, it has seen princes, kings, aristocrats and generals pass through accompanied by great artists and architects who have left behind authentic masterpieces.

Thanks to the numerous thermal springs, it became a holiday resort for the Romans and reached its maximum splendor in 1207 when Viterbo was elected City of the Popes, Tuscia is a corner of Italy to be discovered at a slow pace, getting lost among its thousand beauties.

Mysterious parks, fairytale villas, evocative palaces and villages of yesteryear await you!

Places of interest:

- \* Viterbo, Terme dei Papi (thermal spa) 6 km
- \* Bomarzo, Parco dei Mostri (Park of the Monsters) 23 km
- \* Celleno, Il borgo fantasma (The ghost village) 20 km
- \* Sant'Angelo, Il paese delle fiabe (The village of fairy tales) 26 km
- \* Orte, Terme di Orte (thermal spa) 30 km
- \* Bagnoregio, Civita di Bagnoregio (The dying city) 31 km

## **Algemeen**

Slaapkamers: 5

Badkamers: 5

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.287.099



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