

Splendid XVI century villa with pool

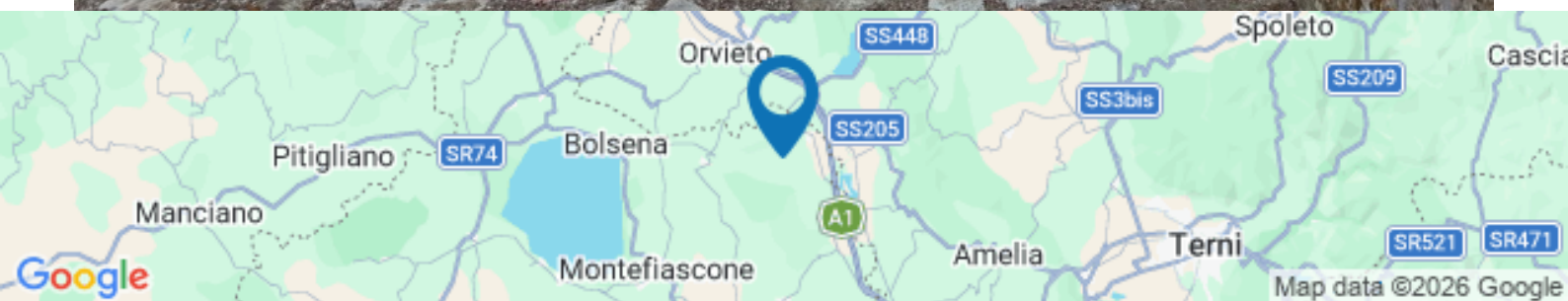
Ref. no: **MSV1350**

Type of property: **Villas and houses**

Bathrooms: **5** Bedrooms: **4**

Latium / **Viterbo** / Castiglione in Teverina

€ 1,220,000.00



Location

Distances

Region: **Latium**



Cities/Towns/Villages

Castiglione in Teverina 12 km

Orvieto 24 km

Todi 40 km



Airports

Roma 110 km

Perugia 80 km



Sea

Montalto marina 80 km



Lake

Bolsena 20 km



roads

A1 motorway 24 km



Latium: Castiglione in Teverina Driving along the road between Orte and Orvieto, Castiglione in Teverina appears in front of you, dominating the Tiber valley perched atop a rocky spur. As you get closer the historic centre comes into view revealing all its charm. The view from Castiglione is unique, the belvedere in fact overlooks the hills on the edge of the Calanchi park, created by water erosion of the clays, and to the right you can see a body of water dotted with green islands, this is the lake of Alviano, of such beauty that it has become one of the most famous WWF oases. Places of interest: Bomarzo, Parco dei Mostri (Park of the Monsters) 23 km Viterbo, Terme dei Papi (thermal spa) 44 km Orte, Terme di Orte (thermal spa) 36 km Bagnoregio, Civita di Bagnoregio (The dying city) 15

kmCelleno, Il borgo fantasma (The ghost village) 24

kmSant'Angelo, Il paese delle fiabe (The village of fairy
tales) 18 km

Features, details and amenities

- swimming pool
 - exposed wooden beams
 - terracotta tiles
 - conservatory
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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 Civit  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 boast 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.