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Coldwell Banker FRG & Partners
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Two-family villa for Sell in Ronciglione

📍 Via Caprarola, Viterbo, 01037 (VT)

229.000€



Contact info



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Description

Semi-detached villa in Ronciglione: Completely renovated in 2017, efficient and spacious.

THE DREAM OF A LIFETIME, READY TO MOVE IN.

If you're looking for a home where you don't even have to move a brush, spacious, bright and technologically cutting-edge, this is the ultimate solution.

The property underwent a radical and thorough renovation in 2017: a "roof down" project that transformed a solid 1980s structure into a modern, safe, and efficient residence.

TECHNOLOGICAL COMFORT FIRST

The house has been redesigned to ensure maximum living comfort and significant energy savings:

Excellent insulation: Internal thermal insulation and raised floor with an "Igloo" system to ensure perfectly dry and thermally insulated environments.

Energy Efficiency: Hybrid heating system (Pellet and LPG) to intelligently manage consumption.

Safety: Roof completely redone during work in 2017.

SPACES TO LIVE IN (AND LOVE)

Upon entering, you'll be greeted by a monumental living area: 50 square meters of open space that merges the living room and kitchen into a single, light-filled space. The ground floor also features an anteroom, A designer bathroom and a convenient closet. A dramatic peperino stone staircase leads to the upper floors.

The sleeping area (First Floor): a hymn to generous dimensions

Master Suite: 22 sq m master bedroom with a 7 sq m private walk-in closet. A true luxury retreat.

Second Suite: 12m2 room with private en-suite bathroom.

Third Bedroom: Large (18 m2), ideal for children, guests or a professional studio.

Master Bathroom: A true 8m2 bathroom with tub and shower.

Attic: A versatile and bright space, perfect for hobbies or relaxation.

EXTERIORS AND APPLIANCES

The property boasts a private outdoor space of approximately 500 m2 in total, divided as follows:

100 square meters of paved area: the ideal space for gazebos, summer dinners, and lounge areas.

400 square meters of green garden: perfect for those who love nature, animals, or want to create a play area for children.

The property includes a 25m2 basement/garage with a private bathroom, ideal as a private office, hobby room, or guesthouse.

Details



Property ID: CBI006-7-333089



Surface: 178.00 m²



Rooms: 8



Garden: Privato, 500 sqm



Bathrooms: 3



Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **178.00 m²**



Rooms: **8**



Bedrooms: **3**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Peripheral**



Shower: **Yes**



Garage: **Double**



Garden: **Private, 500 sqm**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





