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Coldwell Banker FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
P.IVA e C.F.: 01956340564
Tel.: 0761 332038

Villa for Sell in Viterbo - Area: La Quercia

📍 Strada Acquabianca, Viterbo, 01030 (VT)

370.000€



Contact info



Coldwell Banker FRG & Partners

Marco Cristofari

Phone: (+39) 0761 332038

Mobile: 3285885262

Email: marco.cristofari@cbitaly.it

Description

Exclusive Detached Villa in Paparano: Already Divided into Two Independent Residential Units

In the residential heart of Paparano, just minutes from the charming village of Vitorchiano, we offer for sale an extraordinary property, rare in its style and versatility. This villa is not only a prestigious residence, but also a strategic real estate solution: the house is already divided into two separate residential units, ensuring complete independence for two families or the possibility of having a main residence with a second unit attached for rental or professional use.

The Park: A Botanical Garden of over 5,000 m²

The villa is immersed in a monumental private park, lovingly tended like a true botanical garden. Among exquisite ornamental plants, fruit trees, and a romantic vine-covered pergola, the outdoor space offers absolute privacy.

Water Management: Irrigation is automated and fed by two private wells, eliminating water costs for landscaping.

Ground Floor: Elegance and Noble Materials

The main unit welcomes you with top-level finishes that focus on the warmth of fine wood:

Living Room and Bedroom: A large living room and a sleeping area (consisting of 4 bedrooms) with refined African walnut parquet flooring.

Artisan Details: Handcrafted solid walnut doors and thermally insulated wooden window frames.

Eat-in kitchen of over 25 m²: In solid oak, embellished with a Vetriolo terracotta floor and the charm of a wood-burning stove.

Wellness: Master bathroom with whirlpool tub.

Basement: A Second Real Home

Unlike traditional taverns, the lower floor is registered as a residential building. It's an extraordinary and bright space:

Living: A 55m² living area with a thermal fireplace and equipped kitchen.

Spaces: 2 additional bedrooms and bathrooms make this floor a complete and self-contained apartment, with its own independent entrance.

Sustainability and Energy Saving

The villa is technologically advanced to minimize management costs:

6 kW photovoltaic system.

Boiler for the production of domestic hot water.

High level thermal insulation.

Why buy this property?

Unique Versatility: Already divided into two units, ideal for two families or for those seeking a home with an integrated income.

Construction Quality: "Old-fashioned" materials (walnut, oak, terracotta) chosen to last and amaze.

Total Independence: Just minutes from the amenities of Vitorchiano and Viterbo, yet immersed in silence and nature.

A move-in ready home, capable of adapting to your every future need. Contact us for a private viewing.

Details

 Property ID: CBI006-7-333090	 Surface: 325.00 m²
 Rooms: 12	 Garden: Privato, 5.400 sqm
 Bathrooms: 4	 Energy Class: C
 Bedrooms: 6	

Property Features

 Floor: Ground floor	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 325.00 m²
 Rooms: 12	 Bedrooms: 6
 Bathrooms: 4	 Kitchen: Habitable
 Position: Peripheral	 Shower: Yes
 Garage: Double	 Garden: Private, 5.400 sqm
 Fireplace: Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images











