



COLDWELL BANKER
FRG & PARTNERS

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

Two-family villa for Sell in Ronciglione - Area: Lago di Vico

📍 Punta del Lago, Viterbo, 01037 (VT)

189.000€



Contact info



Coldwell Banker FRG & Partners

Marco Cristofari

Phone: (+39) 0761 332038

Mobile: 3285885262

Email: marco.cristofari@cbitaly.it

Description

Enchantment at Punta del Lago: Portion of Villa “Green” 200 meters from the shore

Ronciglione – Punta del Lago

Live where the air is clean and the lake is just steps away, without sacrificing the comforts of a technologically advanced home. We offer for sale a splendid portion of a semi-detached house, recently completed following a complete renovation from scratch, located in the most exclusive area of ??Punta del Lago.

Main Features

The property is spread over two levels above ground, with bright rooms and contemporary finishes:

Ground Floor: Entrance to a welcoming living room with an open-plan kitchen, ideal for socializing, and a modern bathroom.

First Floor: Sleeping area consisting of 2 bedrooms and a second bathroom.

Outdoor: A large terrace of over 20 square meters, perfect for al fresco dining, and a wonderful 500 square meter garden that surrounds the home on three sides, offering maximum privacy and space for relaxation or your pets.

Efficiency and Savings: Energy Class C

The house isn't just beautiful, it's smart. Thanks to its radical renovation, the property boasts an Energy Class C rating.

The extra advantage: This classification allows you to access the benefits provided for “Green Mortgages,” with interest rates often more advantageous than market standards.

The Position

Located just 100 meters from the lake shore, the villa enjoys a prime location. It's the perfect solution for those seeking the tranquility of an elite residential area, just minutes from the amenities of the village of Ronciglione.

Details



Property ID: CBI006-7-333094



Surface: 90.00 m²



Rooms: 5



Garden: Privato, 600 sqm



Bathrooms: 2



Energy Class: C



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 90.00 m²



Rooms: 5



Bedrooms: 2



Bathrooms: 2



Kitchen: Exposed



Position: Semi-central



Balconies: Presente



Shower: Yes



Garden: Private, 600 sqm

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







