



COLDWELL BANKER
SINTONY

Coldwell Banker Immobiliare Sintony

Via G. Matteotti 24 - 01100 Viterbo

P.IVA e C.F.: 02161850561

Tel.: (+39) 0761 220676

Villino for Sell in Viterbo - Area: Periferia

📍 Strada Cimina -Località Poggio Nibbio, Viterbo, VT

139.000€



Contact info



Coldwell Banker Immobiliare Sintony

Michela Pintus

Mobile: (+39) 3476267780

Email: michela.pintus@cbitaly.it

Description

Just 10 km from Viterbo, in the heart of the beautiful town of Poggio Nibbio, one of the most charming and scenic areas of the Cimini Mountains, we offer for sale a detached villa designed for those who want to live surrounded by nature and away from the chaos of the city.

Here, the silence and scents of the forest frame a home that offers a sense of peace and freedom every day. Nestled in a secluded setting of just five villas, the property guarantees privacy, tranquility, and a welcoming atmosphere, ideal both as a primary residence and a weekend retreat.

The villa extends entirely on a single level, spanning approximately 110 square meters, with spacious, bright, and well-organized rooms. The entrance leads to a large living room with a fireplace, the true heart of the home, perfect for spending pleasant moments with family or friends in any season. From here, there is direct access to the porch, an ideal space for outdoor lunches, summer dinners, or simply relaxing surrounded by greenery. The functional and spacious eat-in kitchen completes the living area.

A comfortable hallway leads to the sleeping area, consisting of three large bedrooms, designed to offer maximum comfort, a bathroom with window and shower, and a practical guest bathroom.

Completing the property is a fully fenced garden of approximately 1,000 square meters, perfect for pet owners, gardening enthusiasts, or those simply looking to enjoy the outdoors in complete tranquility. The woodshed adds further value, particularly useful for those who want to make the most of the fireplace during the colder months.

A solution that combines the charm of nature, the comfort of space, and the pleasure of living in an exclusive setting, where every day can transform into an experience of true well-being.

Details

 Property ID: CBI028-424-707	 Surface: 110.00 m²
 Rooms: 5	 Garden: Privato, 1.000 sqm
 Bathrooms: 2	 Energy Class: G EP glnr: 435.67 kwh/m²
 Bedrooms: 3	

Property Features



Floor: Ground floor



Conservation status: **Good**



Surface: 110.00 m²



Rooms: 5



Bedrooms: 3



Bathrooms: 2



Kitchen: **Habitable**



Position: **Isolated**



Parking space: **Uncovered**



Garden: **Private, 1.000 sqm**



Terrace: **Present**

Images









