

# Villa for Sell in Caprarola

📍 Località Servelli, Viterbo, 01032 (VT)

495.000€



## Contact info



Coldwell Banker Gruppo Bodini

**Antonio Spadano**

Mobile: 3468114888

# Description

**Prestigious Country Villa: Maximum Energy Efficiency (A++ Rating), Guest House and 3 Hectares of Land**  
Nestled in absolute tranquility and surrounded by flourishing hazelnut groves, this magnificent detached villa offers approximately 330 sqm of living space, seamlessly combining the charm of the countryside with cutting-edge energy-saving technology. State-of-the-Art Energy Efficiency (A++ Energy Rating)  
The property is currently undergoing a comprehensive energy retrofit, nearing completion, which includes:

- 15 kW photovoltaic system for outstanding energy independence
- Battery storage system to maximize self-consumption and significantly reduce utility costs
- High-performance external thermal insulation
- New triple-glazed windows and doors for superior thermal and acoustic comfort

**Main Villa (Single-Level Living)**  
The residential area is entirely arranged on one floor, offering a practical and elegant layout:

## **Living Area**

- Bright living room of approximately 30 sqm
- Spacious eat-in kitchen
- Convenient pantry

## **Master Suite Wing**

- Private bedroom suite
- En-suite bathroom
- Wellness sauna
- Walk-in wardrobe

## **Sleeping Area**

- Four additional bedrooms
- Two full bathrooms
- Storage room

## **Additional Buildings and Facilities** **Lower Ground Floor of the Main Villa**

- Large 80 sqm storage area, ideal as a garage, workshop, or warehouse

## **Independent Two-Storey Guest House**

Perfect for guests, staff accommodation, or extended family. The upper floor features:

- Two bedrooms
- Kitchen
- Bathroom

The lower floor is currently used as storage space.

**Private Estate (3 Hectares)**  
A beautifully maintained and productive green estate offering:

- Extensive landscaped gardens surrounding the villa
- Productive hazelnut grove providing agricultural income
- Olive grove with approximately 100 olive trees for the production of premium extra virgin olive oil

Surrounded by the peaceful countryside of the Viterbo area, this exceptional property is the perfect choice for those seeking privacy, nature, and sustainability, without compromising on comfort, modern amenities, and outstanding energy performance.

# Details

|                                                                                                                  |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|  Property ID: CBI038-962-301739 |  Surface: 450.00 m²                      |
|  Rooms: 15                      |  Garden: Privato, 5.000 sqm              |
|  Bathrooms: 5                   |  Energy Class: A2 EP glnr: 100.91 kwh/m² |
|  Bedrooms: 7                    |                                                                                                                           |

# Property Features

|                                                                                                                       |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Floor: On two levels                |  Conservation status: Good    |
|  Current condition: Free upon deed |  Surface: 450.00 m²         |
|  Rooms: 15                         |  Bedrooms: 7                |
|  Bathrooms: 5                      |  Kitchen: Habitable         |
|  Position: Agricultural area       |  Parking space: Uncovered   |
|  Garage: Shed                      |  Garden: Private, 5.000 sqm |
|  Terrace: Present                  |                                                                                                                |

# Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



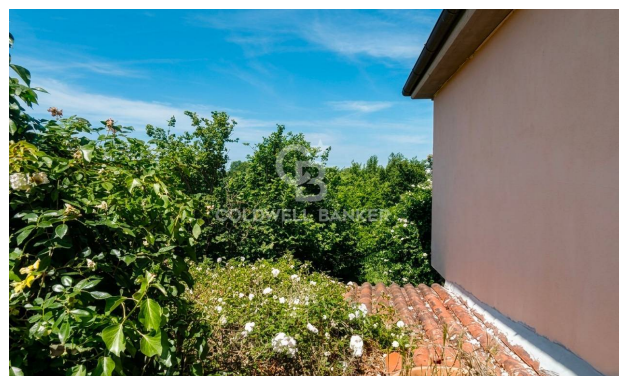
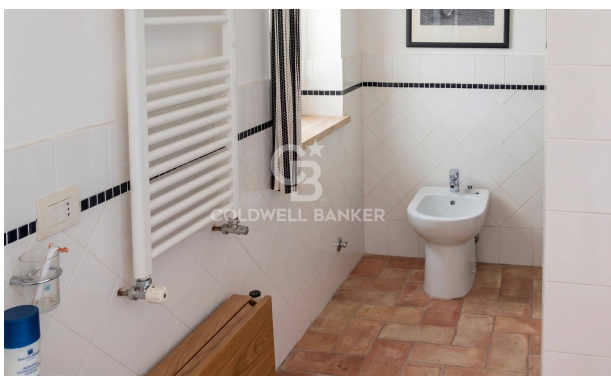
Shopping centres

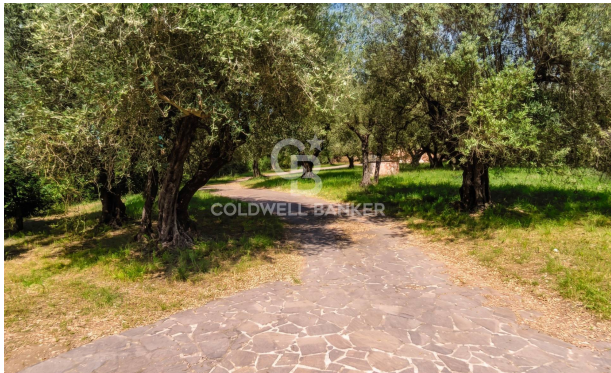


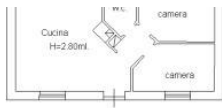
Municipal office

Images









PIANO TERRA

