



## Independent apartment with fantastic views



### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
Site web:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 215,000

#### Location

Pays:	Italie
État/Région/Province:	Latium
Ville:	Viterbe
Soumis:	16/02/2024

#### Description:

Located in the heart of the small town of Grotte Santo Stefano, this large apartment (180 sq.m.), with an independent entrance, boasts an exceptional private location and breathtaking views.

Ideal for large families, this home is both spacious and inviting, with carefully fashioned rooms that make good use of all the space. As you step inside, you'll be impressed by the high ceilings, generous spaces, and the abundance of natural light streaming through the windows.

Attention to detail is evident throughout, with the porcelain tiles seamlessly complementing the warm tones of the walls, featuring attractive stone accents and the elegant wooden and wrought iron staircase creates a beautiful feature.

First level: double living / dining room with French windows leading to balcony with fantastic views, spacious kitchen with stone fireplace and large French window opening on to a balcony. Double bedroom, bathroom with shower.

Second level: master bedroom with private balcony, double bedroom, bedroom, laundry room, spacious



bathroom with jacuzzi.

Basement: accessed via an automatic gate leading to a 39 sq.m. garage and a small kitchen with wood burning oven and stone fireplace.

Covered parking space for 2 cars, photovoltaic panels and condensing boiler.

What's around this property\*

- \* Public transport: Bus 200 m and train station 500 m
- \* Shops: 2 supermarkets within 500 m, butchers 800 m
- \* Pharmacy: 650 m
- \* Banks / post office: Post Office 800 m, bank 500 m
- \* Eating out: 1 restaurant 650 m and 4 bars within 1 km
- \* Sports activities: Gym 1 km, horse riding 4.2 km
- \* Schools: Primary and secondary school 500 m
- \* Hospital: Montefiascone hospital 12 km, Viterbo Belcolle hospital 19 km
- \* Veterinary surgery: 800 m

Location

Distances

Cities/Towns/Villages

Bagnoregio 18 km  
Attigliano 18 km  
Viterbo 21 km  
Lubriano 22 km  
Orvieto 41 km  
Rome 102 km

Airports

Rome 135 km

Sea

Tarquinia 61 km  
Montalto di Castro 64 km

Lake

Bolsena 20 km



## Roads

A1 motorway, Attigliano 18 km

Region: Latium

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Upper Lazio: Grotte Santo Stefano

Upper Lazio is one of the lesser-known corners of the Italy but it has an important past with discreet charm and beautiful countryside. Little is said about this place, perhaps because it is surrounded by many famous places, thus keeping the beauty of this corner of the region hidden. One of the most evocative areas of Upper Lazio is La Tuscia, the beating heart of central Italy.

Surrounded by breathtaking countryside with picture postcard landscapes, where ancient villages and castles sit on the verdant hills dotted with vineyards, woods and farmhouses, creating an unforgettable mosaic of colours and a unique landscape, where time seems to have stopped.

The Tuscia area today includes more or less the entire province of Viterbo and preserves true naturalistic and artistic treasures. To discover Tuscia is to discover the history of Italy itself and to reveal its roots, the ancient land of the Etruscans, whose traces are still clearly visible in the many archaeological sites that dot its territories and today have become a UNESCO World Heritage Site.

For centuries it has been an important crossroads due to its strategic position, just a stone's throw from Rome, it has seen princes, kings, aristocrats and generals pass through accompanied by great artists and architects who have left behind authentic masterpieces.

Thanks to the numerous thermal springs, it became a holiday resort for the Romans and reached its maximum splendor in 1207 when Viterbo was elected City of the Popes, Tuscia is a corner of Italy to be discovered at a slow pace, getting lost among its thousand beauties.

Mysterious parks, fairytale villas, evocative palaces and villages of yesteryear await you!

Places of interest:

- \* Bomarzo, Parco dei Mostri (Park of the Monsters) 18 km
- \* Viterbo, Terme dei Papi (thermal spa) 20 km
- \* Orte, Terme di Orte (thermal spa) 26 km
- \* Bagnoregio, Civita di Bagnoregio (The dying city) 18 km
- \* Celleno, Il borgo fantasma (The ghost village) 10 km
- \* Sant'Angelo, Il paese delle fiabe (The village of fairy tales) 7 km

## Commun

Chambres:

4



Salle de bains: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.493.348

