Coldwell Banker Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina
Phone number (+39) 0836211782 Fax (+39) 06 99335441

Villa for Sale in Nepi

€ 700.000

Ref. CBI104-2688-322



279 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

NEPI - COLLE FARNESE

Timeless elegance and absolute privacy in the green heart of Nepi.

In the heart of Colle Farnese lies this splendid prestigious villa, a perfect blend of historic elegance and modern comfort, ideal for those seeking a refined and welcoming environment.
In a secluded location surrounded by greenery, this charming detached home is spread over two levels, the result of a skillful blend of traditional architecture and quality materials. With a floor area of 279 square meters, over 85 square meters of loggias and patios, and a 1,600 square meter private park, the property offers spacious, well-maintained spaces with a timeless charm.

Crossing the automated entrance gate, with a pedestrian door, a large and well-kept garden opens up before you, an oasis of greenery and tranquility that surrounds this splendid home, designed to offer maximum comfort and a harmonious fusion between interior and exterior.
The entrance welcomes you with classic style and refined details, leading into an imposing living room, a period fireplace that warms the atmosphere, and a discreet study corner, surrounded by antique furniture and natural light.

Adjacent to the entrance is an Austrian-style stube that precedes the dining room, featuring a large solid walnut table and upholstered chairs, with Russian pine paneling that contributes to the warm and intimate atmosphere.
The spaces are designed for daily comfort and functional hospitality.
The functional and bright kitchen opens onto the covered patio, a perfect space for al fresco dining or relaxing in nature. Completing the floor are a bathroom, well-organized utility rooms, and utility rooms, ensuring practicality and order.

Climbing the elegant "Serena" stone staircase, you reach the first floor of the villa, dedicated to the sleeping quarters. This level offers four bedrooms, each generously sized, brightly lit, and overlooking the surrounding greenery. The interior layout is extremely efficient, designed to ensure privacy and tranquility without sacrificing natural light and the livability of the spaces. This floor also features three bathrooms, both spacious and well-finished, with elegant and functional finishes, ideal for meeting the needs of everyday life without sacrificing aesthetics.

A large pergola leads to a third gate that leads to the 135 m2 garage below, also suitable as a cellar and wine storage, once stables.

This prestigious villa stands out for its refined finishes and excellent state of preservation, with independent heating that ensures comfort in every season and solar panels.
The villa is equipped with solar panels for hot water production and heating, a plus that combines living comfort with attention to energy efficiency.
An advanced perimeter and internal alarm system ensures protection and peace of mind at all times.

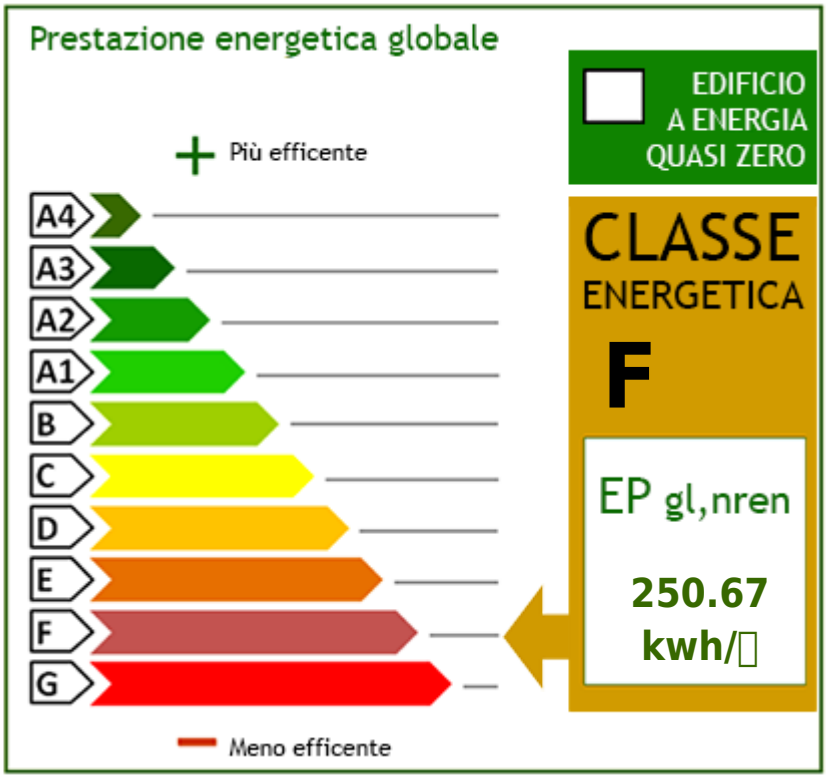
Despite being surrounded by tranquility and greenery, the property enjoys a strategic location, just minutes from Nepi and perfectly connected to Rome. The city center is less than an hour away, making this villa ideal for those who want to live in nature without sacrificing proximity to amenities, international schools, and the city's opportunities.

Property Informations

Address: Strada Monte Bianchello, 7	**Zip code**: 1036
Bedrooms: 4	**Bathrooms**: 4
Rooms: 7	**Internal condition**: Excellent
Floor: Ground floor	**Total floors**: 3
Date of construction: 1986	**Current condition**: Available after the deed of sale
Condominium costs: € 100	**Garden**: Private, 1.600 sq.m
Kitchen: Eat-in kitchen	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
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250.67 kwh/
Meno efficente

















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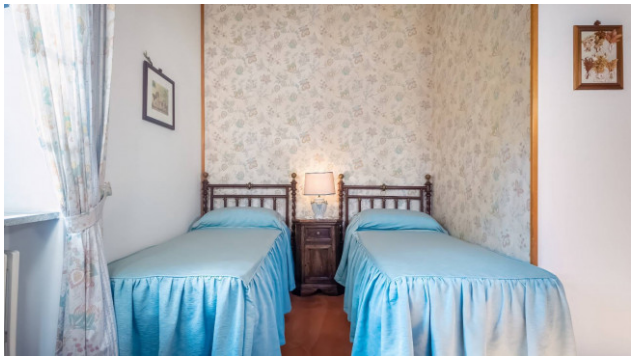




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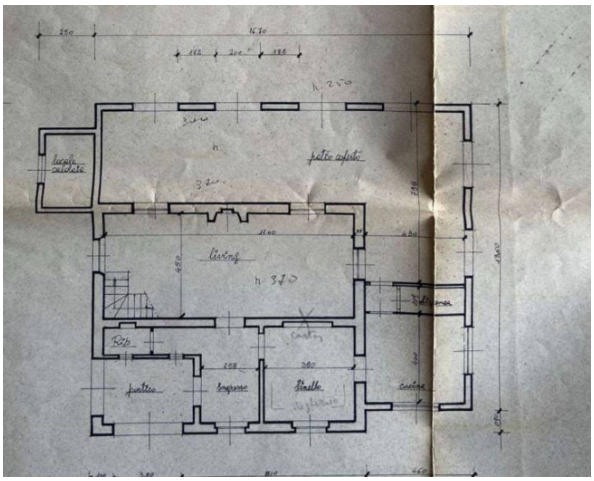


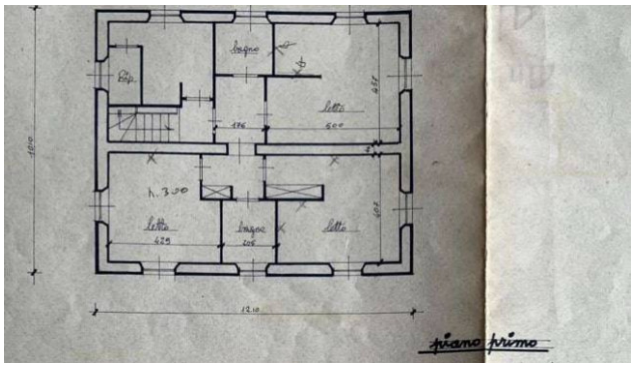


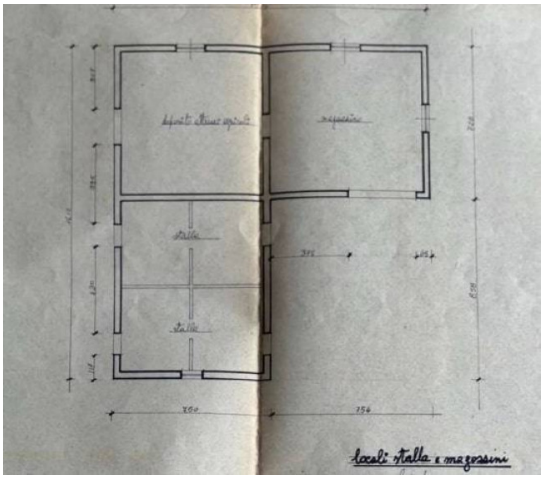




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