

Villa for Sale in Monterosi

€ 330.000

Ref. CBI069-2594-133059



392 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

LAZIO - VITERBO - MONTEROSI

In the heart of Monterosi, just 40 km from Rome and approximately 15 minutes from Trevignano Romano (reachable via a scenic inland hilly road), we offer for sale an elegant detached villa of approximately 320 sqm, arranged over three levels and surrounded by a large private garden of about 758 sqm.

The feature that makes this villa a unique opportunity on the market is its potential for subdivision. The property can easily be divided into two independent residential units.

The villa has double vehicular and pedestrian access: a driveway gate for cars and two pedestrian gates.

The garden, well-maintained and partly paved and partly lawn, is enhanced by ornamental plants and fruit trees-an authentic added value to the property.

The exterior is completed by porches that create pleasant shaded areas during the summer. The main porch is equipped with a barbecue/fireplace, perfect for outdoor lunches and dinners.

Ground Floor

The reception area is flooded with natural light thanks to wooden-framed windows that offer a privileged view of the greenery of the private garden surrounding the house on all sides. It opens onto an entrance leading to a large and bright living room with a fireplace, generously sized and ideal for hosting family and guests. The fine marble floors reflect light, enhancing the sense of space, while the carved fireplace and solid wood doors add warmth.

The kitchen is spacious and functional. Through a convenient hallway, you access the sleeping area on this floor, consisting of two



bedrooms and a bathroom. A storage room and an additional bathroom complete this level.

First Floor

An internal wooden staircase leads to the sleeping area consisting of two bedrooms. Each room is designed almost like a private suite, with large windows and a balcony overlooking the garden below. A windowed bathroom completes the floor.

The sleeping area features high-quality parquet flooring in excellent condition, adding warmth and elegance to the rooms.

Basement Level

Internally connected, the basement level (registered as storage) is currently used as a tavern-style living area with a large fireplace, ideal as a hobby room or convivial space.

There is also a cellar and a technical/boiler room, as well as a bathroom, making the level extremely functional and versatile.

A double garage completes the property.

The property is located in a quiet residential area, with the convenience of numerous services nearby: sports facilities (football, five-a-side football, paddle, and gym), a riding school just 100 meters away, a children's playground, and a supermarket all within walking distance. A perfect solution for families and for those who enjoy outdoor living without giving up comfort.

This villa represents an ideal solution for those seeking spacious indoor and outdoor areas, high-quality finishes, tranquility, and services close at hand, just a short distance from the capital and Lake Trevignano.

A home ready to be lived in, where comfort and elegance blend harmoniously.

Certification

Energy class: F

Property Informations

Address: Via Prato del Portone

Zip code: 1030

Livable surface: 309.00

Bedrooms: 4

Bathrooms: 3

Rooms: 5

Internal condition: Good

Floor: Multilevel

Total floors: 3

Date of construction: 1985

Current condition: Available after the deed of sale

Balconies: Present

Garden: Private, 758 sq.m

Sea distance: 50.000 meter

Kitchen: Eat-in kitchen

animals allowed: Yes

Features

Antenna: Independent

Porch

SAT Tv: Independent

Storage

High-speed internet connection

Cellar

Fastweb connection

Fireplace

Parquet

Telephone system

Electric system: Compliant with the regulations in force at the time of installation

Shower

Wooden fixtures

Shutters

Basement

Airport distance

Shops distance or nearest city

Summary description

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



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Municipal office
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