Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Villa for Sale in Caprarola

€ 495.000

Ref. CBI038-962-301739



450 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 15

Prestigious Country Villa: Maximum Energy Efficiency (A++ Rating), Guest House and 3 Hectares of LandNestled 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 independenceBattery storage system to maximize self-consumption and significantly reduce utility costsHigh-performance external thermal insulationNew triple-glazed windows and doors for superior thermal and acoustic comfortMain Villa (Single-Level Living)The residential area is entirely arranged on one floor, offering a practical and elegant layout:Living AreaBright living room of approximately 30 sqmSpacious eat-in kitchenConvenient pantryMaster Suite WingPrivate bedroom suiteEn-suite bathroomWellness saunaWalk-in wardrobeSleeping AreaFour additional bedroomsTwo full bathroomsStorage roomAdditional Buildings and FacilitiesLower Ground Floor of the Main VillaLarge 80 sqm storage area, ideal as a garage, workshop, or warehouseIndependent Two-Storey Guest HousePerfect for guests, staff accommodation, or extended family. The upper floor features:Two bedroomsKitchenBathroomThe 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 villaProductive hazelnut grove providing agricultural incomeOlive grove with approximately 100 olive trees for the production of premium extra virgin olive oilSurrounded 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.

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Property Informations

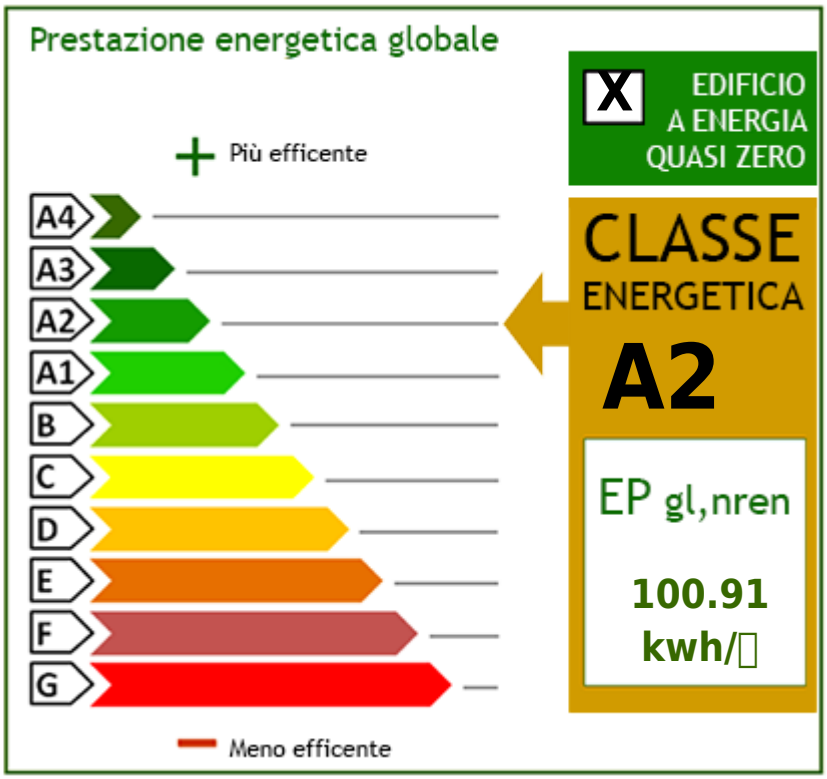
Address: Località Servelli
Zip code: 1032
Bedrooms: 7
Bathrooms: 5
Rooms: 15
Internal condition: Excellent
Floor: On two levels
Total floors: 2
Parking space: Uncovered
Current condition: Available after the deed of sale
Terrace: Present
Garden: Private, 5.000 sq.m
Sea distance: 5.000 meter
Kitchen: Eat-in kitchen

Features

Antenna: Independent
SAT Tv: Independent
Electric system: Compliant with the regulations in force at the time of installation

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			

















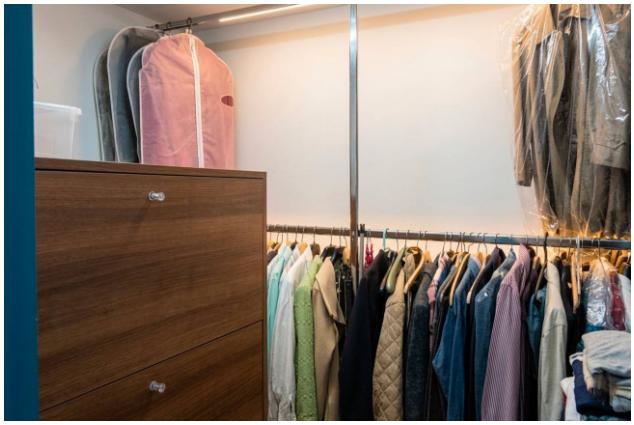


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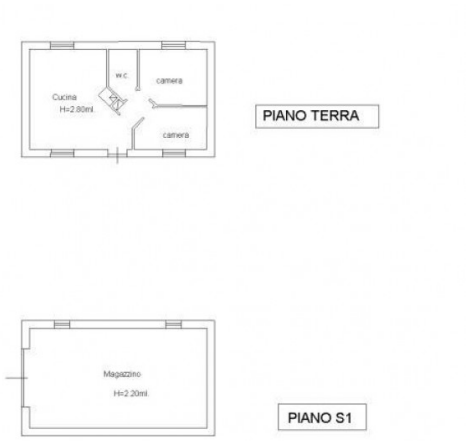


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