



MASTERCONSULT

Property for Sale in Italy

VETRALLA - PROVINCE OF VITERBO - LAZIO

Position in the region



Distance	km
Vetralla › Rome	70
Vetralla › Sea	35

The neighbourhood

Charming newly built country house
and **2HA property in Vetralla**,
province of Viterbo, Lazio - Italy.

Just 70Km from Rome
and 35Km from the sea,
in the historical area of Tuscia.



Description villa

TWO FLOORS VILLA WITH A BEAUTIFUL VIEW
OVER THE TUSCIA HILLS.

The house (*category A7*) was built in 2010 **using high quality materials and systems**, providing perfect insulation, A/C, heating, security door, external oven with BBQ, solar panels for hot water.

Surfaces	Total m²
First floor	150
3 Double bedrooms	
2 Bathrooms of which one with a Jacuzzi bath	
Large living room with pellet stove	
Kitchen	
Large terrace	
Ground floor	150
1 Double bedroom	
Bathroom	
Kitchen corner	
Large hobby space with fireplace	
Sauna	
Laboratory space	

External description

The property has its own water well equipped with a **system of water purification** and filtering with a tank of circa 5.000 litres usable for all purposes and suitable for drinking.

SWIMMING POOL WITH JACUZZI
corner set in a lavish garden surrounded by **100 olive trees** and a vineyard.

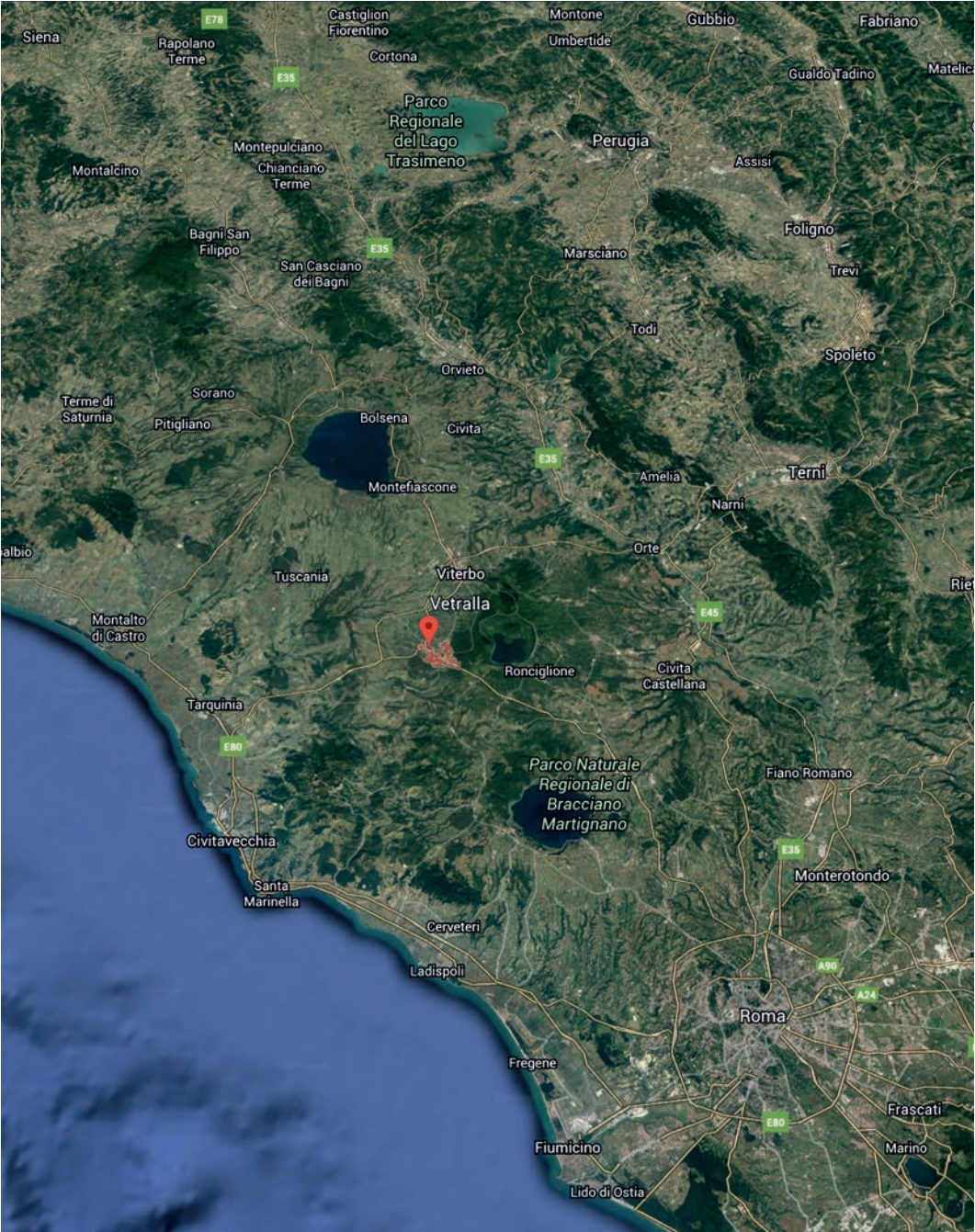
THE 100 OLIVE TREES
allow to produce **up to 250 litres of excellent quality Canino olive oil**.

THE VINEYARD
can produce **up to 400 litres of wine** (*Sangiovese, Merlot, Montepulciano*).

Total price 9.900.000 czk



Air map of the region



Air map of the property





