

## Villa for sale in Alviano

### € 240.000

### Ref. 81445



**151 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

**A Refuge of Light and History:** Villa with a View of the Alviano Oasis Just an hour from Rome, where the Tiber Valley begins to gently rise towards the medieval village that was the birthplace of the legendary condottiero Bartolomeo d'Alviano, stands this modern villa, the perfect synthesis of living comfort and naturalistic contemplation.

With its privileged location and excellent southwest exposure, the property offers a truly private observatory. Every evening, the house is bathed in the warm hues of the sunset as it dips into the WWF Natural Reserve of Alviano, a treasured destination for migratory species and a paradise for birdwatchers and those seeking peace and quiet.

**Functional Design on a Single Level** Built in the late 1980s with a modern and practical vision, the villa is developed entirely on a single raised floor, eliminating barriers and making domestic flows fluid and harmonious:

**Living Area:** A charming entrance welcomes guests into a spacious, bright living room. Adjacent is the dining room and eat-in kitchen. **The Porch:** 33 square meters, the true heart of the home in the warmer seasons, the kitchen opens directly onto a large porch. It is a natural window sill overlooking the Tiber Valley and the Tuscia Viterbese, the ideal space for al fresco dining immersed in the scents of the countryside. **Sleeping Area:** A well-opened corridor leads to the master bedroom with en suite bathroom, a second spacious bedroom, and a second guest bathroom. A large 22 square meter terrace completes the property. **Basement:** A generous amount of space dedicated to a large 32 square meter garage and a practical 17 square meter laundry and ironing area, and a 23 square meter utility room/cellar. **A Private Park** Surrounded by Olive Trees and Orchards. The villa is surrounded by a courtyard of approximately 3,3165 square meters, expertly planted with silver olive trees and fruit trees, ensuring privacy and the property's own production of excellent local

produce. Completing the property, a short distance away, is an additional 14,580 square meters of agricultural land, ideal for those wishing to expand their farming operations or preserve the breath-taking landscape.

Why choose this villa? This residence is the ideal choice for those who want to escape the chaos of the capital without sacrificing comfort. Whether it's a primary residence dedicated to quality of life or a peaceful retreat where you can recharge amidst history, nature, and unforgettable sunsets, this property is a unique piece of Umbrian history. Experience history, breathe the Oasis. Your new life begins here.

## Certification

**Energy Class:** F

**EPgInr:** 261.83 kwh/□

## Features

Code: 81445

Reason: Sale

Categoria: Villa

Municipality: Alviano

Total Square Meters: 151 sq.m.

: 149.00

Bedrooms: 2

Bathrooms: 2

Rooms: 5

State of Preservation: Good

Heating: Heating

Terrace: Present, 22 sq.m.

Garden: Private, 33.165 sq.m.

Double Beds: 2

Kitchen: Regular Kitchen

Tv Antenna

Tv SAT

Fireplace

Parquet

Telephone System

Wiring

Shower

Wooden Window Frames

Shutters



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