



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Caprarola (VT) viale dei Cerri 1

Property only 45 minutes from Rome, Lake Vico

Located in the province of Viterbo, just 45 minutes north of Rome, this enchanting property consists of 9 three-room villas immersed in the beautiful landscape of the Lago di Vico Natural Park. Each villa boasts an independent entrance, a panoramic terrace or a private garden, and some also offer a luxurious outdoor maxi Jacuzzi. With splendid views over the green valley of Lake Vico, the interiors of the houses are tastefully and comfortably furnished, complemented by fireplaces for a cosy atmosphere. The entire complex is designed in harmony with the natural surroundings and includes a panoramic swimming pool in the well-kept park.

Ideal both as a residence and as a holiday home, this property offers unparalleled tranquillity and privacy. The surrounding park, enriched with trees that offer coolness in summer, is perfect for enjoying al fresco dinners with friends and family. In addition, the various lounging areas with pergolas are ideal for relaxing and enjoying the peace of the place. The property boasts 2 entrances from Via Cassia Cimina, 9 units with views of the lake, 2 units with an outdoor Jacuzzi, a magnificent panoramic swimming pool, and other valuable features such as a cistern for collecting rainwater, a gas system connected to the LPG tank, lawns with automatic irrigation, and a home WIFI network. This property offers not only an exclusive retreat, but also a unique opportunity for those wishing to start a business in the hospitality and events industry. With its strategic location and distinctive features, it is an ideal investment for those seeking a combination of luxury, comfort and development potential.

INFORMATION

| | |
|-----------------|-----------|
| Ref. | Lazio 993 |
| Type | Sale |
| Category | Villa |
| Price | Reserved |
| Annual Expense | |
| Year | |
| Energetic Class | VA |

NUMBER

| | |
|----------------------|----|
| Rooms | 15 |
| Bedrooms | 15 |
| Bathrooms | 13 |
| Balconies + Terraces | 1 |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|------|
| Commercial | 560 |
| Garden | 1560 |
| Cellar | |
| Balconies + Terraces | 60 |
| Attic | |
| Tavern | |
| Box | |

FEATURES

| | | | | | |
|---------------------|-----------------------|---------------|-------------|--------|-----------|
| Property Conditions | Renovated | Rank | Elegant | View | Open View |
| Orientation | North West South East | Free Sides | 4 | Garden | Private |
| Heating | Independent | Energy source | LPG Heating | | |



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

ACCESSORIES

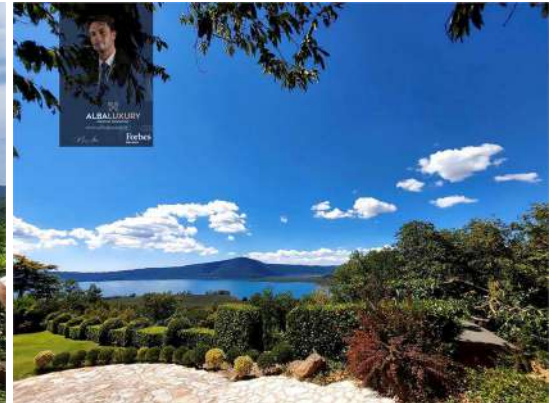
Laundry room

Swimming pool

Data network

Storage room

IMAGES





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT