

RESTORED STONE TOWNHOUSES FOR SALE IN THE HEART OF CIVITELLA D'AGLIANO, LAZIO

Civitella d'Agliano – Viterbo – Lazio



Interiors
304 m²

Bedrooms
5

Bathrooms
5

Garden
2,280 m²

Swimming pool
10 × 5 m

In the historic heart of the small village of Civitella d'Agliano, this remarkable property comprises two independent town houses, meticulously restored to combine the authentic character of traditional architecture with the comforts of a refined contemporary residence. Set against the surrounding landscape, the property enjoys an outward-facing position, a private garden descending towards the valley, a swimming pool and a panoramic terrace, while a large natural cave offers the intriguing possibility of creating a private spa.

SUMMARY OF THE PROPERTY

REFERENCE #: 3100 – CASE CIVITELLA

TYPE: stone houses

CONDITIONS: restored

LOCATION: historical center, panoramic

ACCESS: on foot

INTERIORS: 304 square meters (3,271 square feet)

TOTAL ROOMS: 10

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: stone and brick walls, exposed wooden beams, terracotta flooring, panoramic terraces, cellars dug into the cliff, garden, swimming pool

EXTERIOR: 2,280 square meters (0.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 294.87 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Castiglione in Teverina (7 km; 10'), Lubriano (18 km; 20'), Montefiascone (22 km; 25'), Orvieto (28 km; 30'), Bolsena (26 km; 30'), Viterbo (29 km; 30'), Bagnoregio (20 km; 25'), Civita di Bagnoregio (20 km; 25'), Todi (45 km; 45'), Amelia (55 km; 55'), Terni (65 km; 1h), Spoleto (90 km; 1h 15'), Narni (65 km; 1h), Tuscania (65 km; 1h), Vetralla (55 km; 55'), Tarquinia (85 km; 1h 15'), Perugia (95 km; 1h 25'), Rome (104 km; 1h 20'), Rieti (105 km; 1h 35'), Siena (141 km; 1h 40'), Arezzo (145 km; 1h 50'), Florence (181 km; 2h), Assisi (105 km; 1h 35'), Cortona (120 km; 1h 35')

CLOSEST AIRPORTS

Roma Fiumicino (134 km; 1h 30'), Roma Ciampino (119 km; 1h 20'), Perugia San Francesco (120 km; 1h 40'), Firenze A. Vespucci (155 km; 2h), Pisa G. Galilei (189 km; 2h 20'), Ancona R. Sanzio (205 km; 2h 30'), Bologna G. Marconi (220 km; 2h 35')

CASE CIVITELLA

In the historic heart of the small village of **Civitella d'Agliano**, this remarkable property comprises **two independent town houses**, meticulously restored to combine the authentic character of traditional architecture with the comforts of a refined contemporary residence. Set against the surrounding landscape, the property enjoys an outward-facing position, a **private garden** descending towards the valley, a **swimming pool** and a panoramic terrace, while a large natural cave offers the intriguing possibility of creating a private spa.

The property is particularly suited to those who appreciate the charm of historic villages and are willing to embrace their distinctive layout and character. The houses are connected by different levels and stairs, while the pedestrian setting means that the car cannot be parked directly at the property. These characteristics are more than compensated for by the tranquility, privacy and authenticity of village life, making the property ideal for those seeking a slower pace and a genuine connection with the surrounding landscape.

DESCRIPTION OF THE BUILDINGS

The two buildings have been completely and carefully renovated, with particular attention paid to preserving the original character of the structures. Traditional materials have been skillfully recovered and combined with contemporary interventions, including the opening of large panoramic windows that flood the interiors with natural light and establish a strong connection with the surrounding landscape. Every detail has been thoughtfully considered, resulting in two homes of considerable charm and individuality.

The **first house** (146 m² – 1,571 ft², 3 bedrooms and 2 bathrooms) is arranged over several levels. The ground floor comprises a kitchen and a living room with fireplace, creating a welcoming and intimate living space. Two double bedrooms sharing a bathroom are located on the first floor, while the upper level accommodates a third double bedroom with private bathroom and a charming balcony. A small cave is located at basement level, adding further character to the property.

The **second house** (158 m² – 1,700 ft², 2 bedrooms and 3 bathrooms) offers a similarly distinctive layout. The ground floor consists of a kitchen, a living room with fireplace and a guest bathroom. The living room opens directly onto the small garden, creating a pleasant connection with the outdoor spaces. On the first floor are a bedroom with private bathroom and walk-in wardrobe, while the upper level, arranged as a loft, houses a second bedroom with bathroom.

At the lower level of the second building is a particularly attractive large cave, which could readily be connected to the living spaces above. Its natural character and generous proportions make it especially suited to conversion into a wellness area or private spa, subject to the necessary authorizations.

EXTERIOR

The outdoor spaces are one of the property's most distinctive features. In addition to several balconies of different sizes, the two houses are surrounded by a **private garden** that follows the natural contours of the terrain, descending through rocky sections towards the valley. At its lowest point, the garden opens onto a level area that houses the **10 × 5 m swimming pool**. Flowering shrubs and mature chestnut trees frame the pool area, creating a secluded and highly atmospheric setting from which to enjoy the surrounding countryside.



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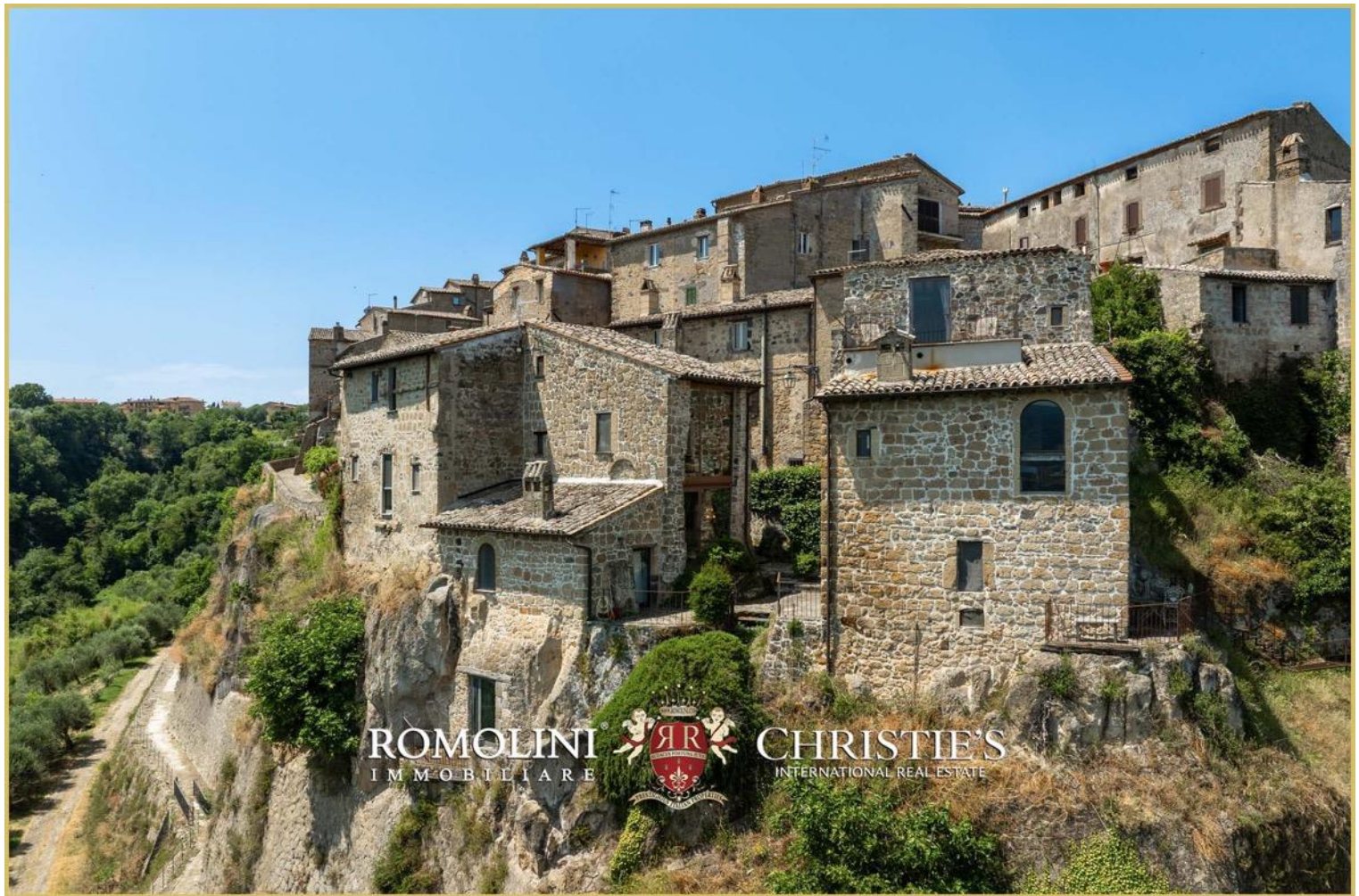
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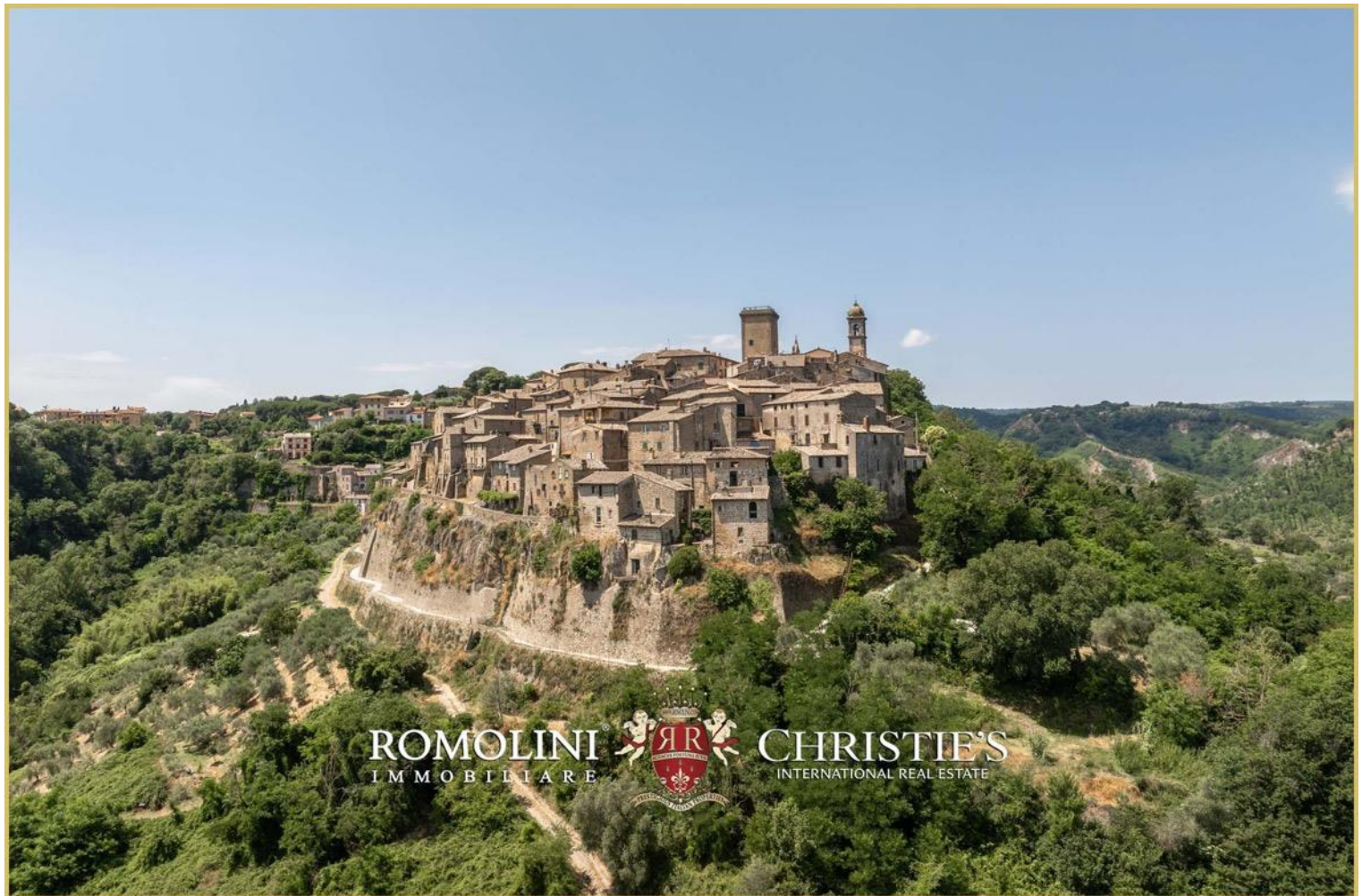












































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