



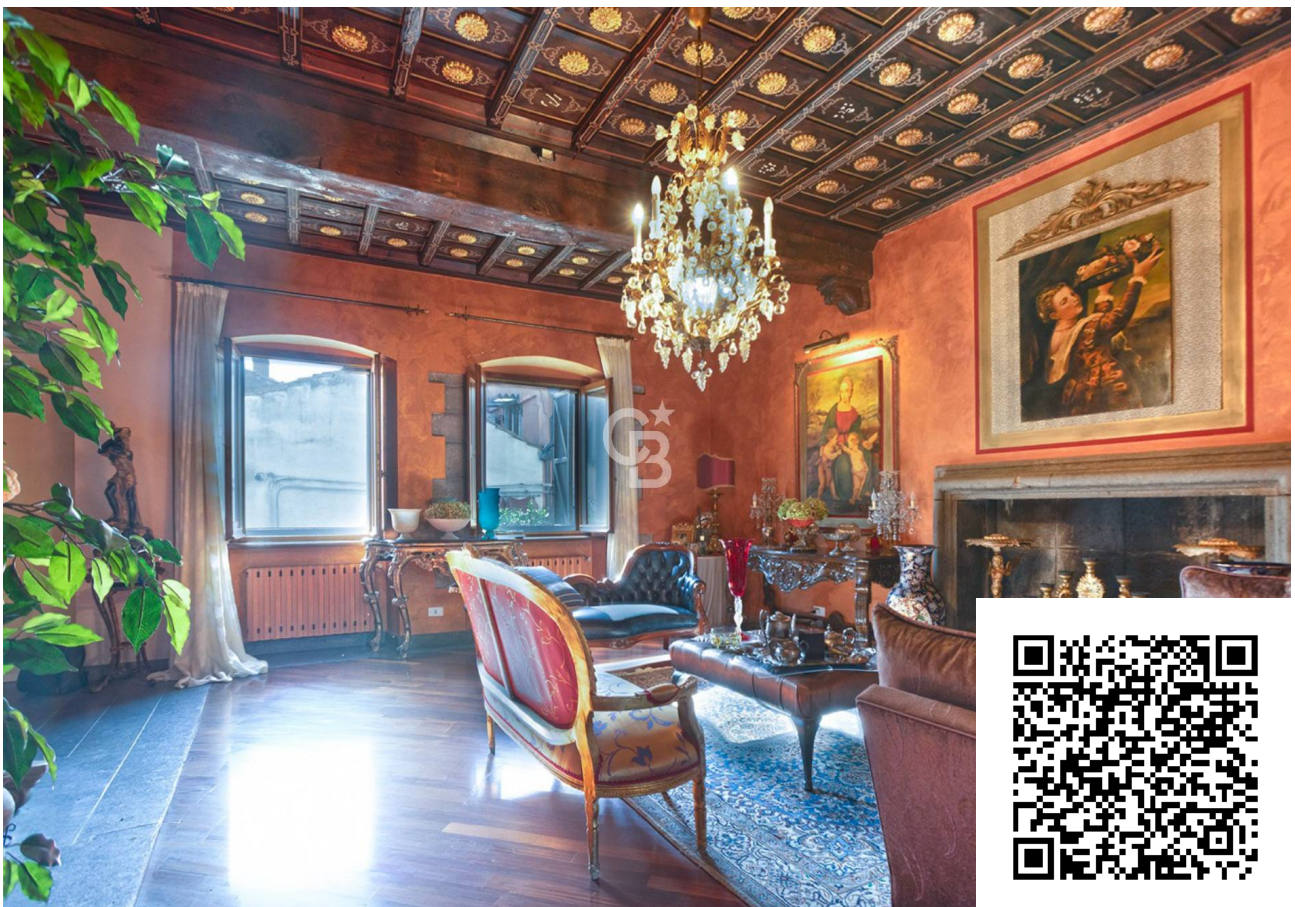
COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
P.IVA e C.F.: 01956340564
Tel.: 0761 332038

Indipendent house for Sell in Viterbo - Area: Centro

📍 Via Piana, Viterbo, 01100 (VT)

295.000€



Contact info



Coldwell Banker FRG & Partners

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Description

In the heart of Viterbo, a few steps from the charming Piazza della Rocca, we offer for sale a rare and elegant townhouse dating back to the late 14th century. The property is in excellent condition, the result of careful maintenance that has preserved intact the medieval charm and original materials of the time.

The independent entrance features a typical, monumental Viterbo archway, which leads to the main house with a highly prestigious visual impact.

Interior and Architectural Features:

The property is spread over multiple levels with a total floor area of approximately 145 m2, plus a delightful and intimate 14 m2 terrace, ideal for relaxing outdoors.

The spacious and bright interior spaces are enhanced by unique historical details and high-quality finishes:

Splendid coffered ceilings and majestic exposed wooden beams add warmth and character to every room.

Portals, window frames, and details in peperino, the local volcanic stone that characterizes Viterbo's noble architecture.

A large, distinctive fireplace dominates the living area.

Solid chestnut interior doors and wooden window frames ensure perfect thermal insulation and aesthetics.

The interior layout includes a spacious and welcoming living area with an eat-in kitchen, multiple rooms ideal as bedrooms or studies/smart-working areas (including an open-plan study), and four bathrooms, including a finely finished master bathroom with both a bathtub and a shower, and a bedroom with an en-suite bathroom.

Comfort and Facilities:

The property is self-contained with a natural gas heating system, ensuring efficient and independent management of energy consumption. The building is in excellent overall condition and ready for occupancy without the need for structural work.

A unique opportunity for expansion:

For those needing more space, there is the extraordinary possibility of purchasing an additional 100 square meters below, also fully habitable. This option allows for expanding the living space, creating a magnificent period tavern, a separate guesthouse, or a private professional office.

A rare find, perfect as an elite residence or as an investment for a charming B&B or boutique hotel in one of Viterbo's most historic and convenient areas.

Details



Property ID: CBI006-7-333119



Surface: 140.00 m²



Rooms: 7



Bathrooms: 4



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **140.00 m²**



Rooms: **7**



Bedrooms: **4**



Bathrooms: **4**



Kitchen: **Habitable**



Position: **Central**



Shower: **Yes**



Fireplace: **Yes**



Terrace: **Present**



Parquet : **Yes**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

