Coldwell Banker FRG & Partners
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Indipendent house for Sell in Ronciglione - Area: centro

Piazza della Rocca, Viterbo, 01037 (VT)

49.000€



Contact info



Coldwell Banker FRG & Partners

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Description

Medieval Charm in Ronciglione: Detached Mansion to Renovate (New Roof!)

In the heart of the medieval village of Ronciglione, nestled in the charming Piazza della Rocca and literally protected by the imposing walls of the famous “Torrioni” (Castle), we offer for sale a townhouse with a private entrance and truly unique historical charm.

This small building, measuring approximately 110 square meters in total, is not just a simple residence: historical archive research reveals that the structure coincides with the ancient Palazzo Civico and Praetorian Palace from the medieval era, the true center of the city’s power before the Renaissance expansion of the Farnese family.

The property boasts independent access directly from the street level onto the square. Once inside, a comfortable staircase leads to the first floor, dedicated entirely to the living area: an ideal space for a spacious living room with an open-plan kitchen, a bathroom, and a convenient storage room.

A characteristic open staircase leads to the second floor (sleeping area), comprising a hallway, two bedrooms, and a second bathroom. The property also includes a convenient attic space, perfect for additional storage/storage.

THE STATE OF THE PROPERTY – AN IMPORTANT ADVANTAGE:
The interior structure is in need of complete renovation, offering a stunning blank canvas for those wishing to personalize the spaces and showcase the period materials, such as exposed stone. However, the property offers enormous added value: the roof has recently been redone and requires no further work, drastically reducing the costs and main concerns of restoration.

Why buy this property:

Generous size: Approximately 110 m2 on multiple levels, ideal for optimal redistribution of space.

Independent Entrance: No condominium fees and maximum privacy.

New Roof: Structurally protected, a significant cost already addressed.

Historic Prestige and an Unparalleled Location: Live or open a charming B&B in Piazza della Rocca, one of the most photographed destinations in Tuscia.

A proposal aimed at amateurs, investors or anyone who dreams of owning and restoring to its former glory an authentic fragment of history just a stone’s throw from the Castle.

Contact us to schedule a viewing and experience the potential of this unique project.

Details

Property ID: CBI006-960-333120	Surface: 110.00 m²
Rooms: 3	Bathrooms: 2
Bedrooms: 2	

Property Features

- Floor: Ground floor
- Conservation status: To be renovated
- Current condition: Free upon deed
- Surface: 110.00 m²
- Rooms: 3
- Bedrooms: 2
- Bathrooms: 2
- Kitchen: Exposed
- Position: Central
- Shower: Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images



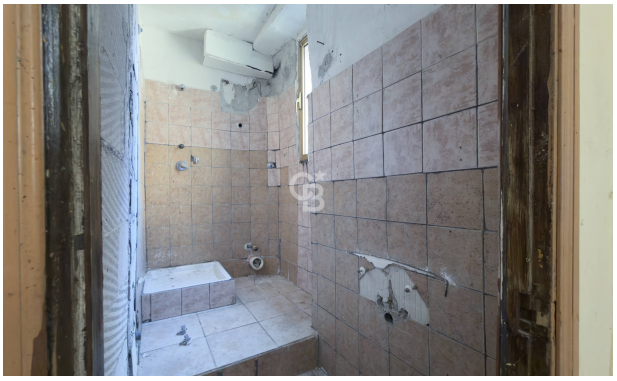






















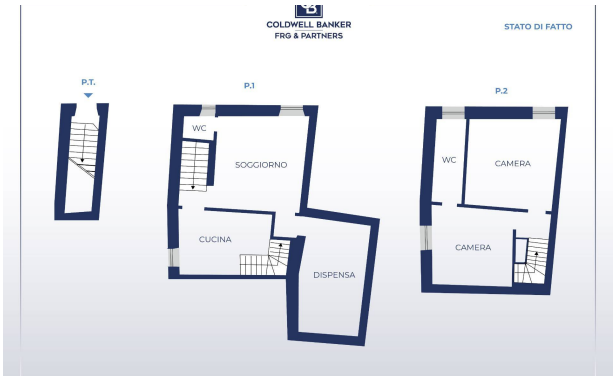


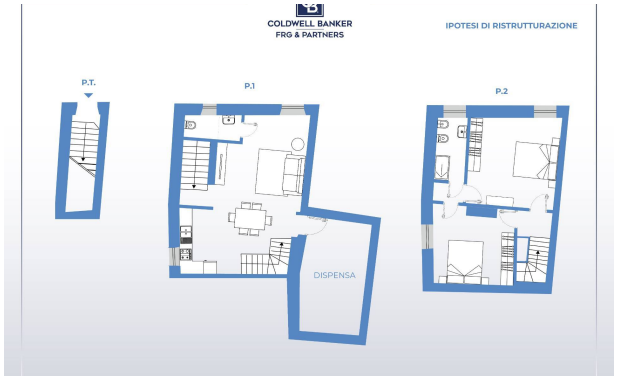




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P.T.
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DISPENSA