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Rustic/Farmhouse/Court for Sell in Tarquinia - Area: Paparello

📍 Via Bisenzio, Viterbo, 01016 (VT)

215.000€



Contact info



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Description

18th-century farmhouse in Tarquinia – Paparello area

Just steps from the walls of Tarquinia's historic center, in the Paparello neighborhood, where life today flows amidst villas, cottages, and small buildings, stands an 18th-century farmhouse that has stood the test of time with the quiet authority of authenticity. Here, just a short distance from the hospital, the post office, and all the main businesses, a precious fragment of Lazio's rural architecture survives: an ancient and authentic stone dwelling that recounts the region's origins and invites us to imagine its future.

The private garden, approximately 1,000 square meters surrounding the house on all four sides, preserves the silence of country days, even within a well-served residential neighborhood. The property measures approximately 300 square meters in total, spread across three levels of 100 square meters each: a substantial size, already evident in the typical layout of the sharecropping era, when the ground floor housed stables, grain storage, and sheds, while the upper floors housed the farmer and seasonal workers.

This farmhouse is a "survivor." It witnessed the transformation of the 1970s and 1980s along Via Pantalisi, which arose from the division of ancient estates, and continues to testify to the point where the city ended and the large estates began. The history of the Tenuta del Paparello, linked to the great families of the landed nobility and to ecclesiastical institutions, forms its backdrop: names like the Vipereschi and the Bruschi Falgari emerge in the memory of the place, not in monumental coats of arms-absent, as is natural in a service structure-but in the quality of the construction, in the functional logic of the spaces, in the solidity of the stone.

The property currently requires complete renovation: a requirement that isn't a limitation, but rather an invitation. Here, it's possible to create a distinguished residence of great character, with dramatic spaces, greenery views, and generous spaces; or, imagine a charming hospitality facility, a boutique hotel combining authenticity and comfort, just minutes from the city's historic heart. The project is already partially facilitated: the property is being sold including certified "Pimus"-compliant scaffolding, materials for roof renovation (wood fiber panels and insulation sheathing, for a total value of €5,000), as well as a completed structural design and geological certification. These documents and equipment reduce time and uncertainty, laying the foundation for a thoughtful and respectful intervention.

In the photoshoot attached to the proposal, you'll find dedicated renderings: a view of the final result as a private villa and a hotel-style one, to help you appreciate the beauty of the spaces and the versatility of the property. It's easy to imagine a dramatic entrance, halls with reclaimed wood ceilings, light streaming in from elongated windows, charming bedrooms, and outside, discreet pergolas, aromatic gardens, and peaceful corners nestled among Mediterranean plants.

This isn't just a home: it's a place of identity, rare in type and unique in location. A place where history becomes the material of design, and quality of life is measured in square meters of private greenery, protected silence, and proximity to services that make every day simple and precious. If you're looking for a property that combines memory, aesthetics, and strategy, here you'll find the perfect canvas on which to paint your future.

Details



Property ID: CBI018-108-43826



Surface: 300.00 m²



Rooms: 10



Garden: Privato, 1.000 sqm



Bathrooms: 7



Bedrooms: 5

Property Features



Floor: Multi-story



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 300.00 m²



Rooms: 10



Bedrooms: 5



Bathrooms: 7



Kitchen: Habitable



Position: Central



Garden: Private, 1.000 sqm

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





