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Coldwell Banker FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia
P.IVA e C.F.: 01916550567
Tel.: (+39) 0766 842441

Independent apartment for Sell in Tarquinia - Area: Clementina

📍 Via Fabio Nannarelli, Viterbo, 01016 (VT)

175.000€



Contact info



Coldwell Banker FRG & Partners

Monica Marini

Phone: (+39) 0766 842441
Mobile: (+39) 380 3630557
Email: monica.marini@cbitaly.it

Description

In one of Tarquinia's most sought-after and convenient areas, La Clementina, where services are close by and the historic center is just steps away, yet still offers peace and privacy, stands a small building comprising just three independent units. A quiet, almost intimate setting, where residents only have access and daily life maintains a serene and protected pace.

Once through the entrance gate, a short pedestrian path leads to the property: a few steps lead to the mezzanine floor, where the 100 sq m apartment is located, or directly into the spacious 170 sq m private garden, which surrounds the home on two sides, offering plenty of space, privacy, and the ability to enjoy the outdoor spaces with complete freedom. Inside, the rooms reflect the solidity of homes of the past: a generous entrance hall, a bright living room leading to a spacious and livable balcony, an eat-in kitchen with a fireplace that opens onto a second balcony, and a large hallway-so spacious it is now used as an additional bedroom-leading to the sleeping area. This area houses a storage room, a half-bathroom, a master bedroom overlooking the third livable balcony overlooking the garden, a second spacious double bedroom, and a bathroom with a window and shower.

The house is perfectly habitable, yet retains period materials and fixtures: a detail that, far from being a limitation, opens the door to a creative and personalized renovation, where reimagining the spaces according to your style and needs becomes a precious opportunity. Whether you desire an open-plan living space, a modern kitchen, a private study, or a master suite, here every project finds its natural home.

The property already has independent methane heating, double aluminum windows and bars on all windows. Completing this property, a true rarity in the city center's real estate landscape, is a convenient 35 sq m double garage, currently used as a tavern, with access via an external gate and connected to a practical utility room and the shared water storage area.

Complete independence, outdoor spaces, customization options, and a double garage are just some of the features that make this property one of a kind!

Details

 Property ID: CBI018-108-43828	 Surface: 100.00 m²
 Rooms: 4	 Garden: Privato, 170 sqm
 Bathrooms: 2	 Bedrooms: 2

Property Features



Floor: Mezzanine



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 100.00 m²



Rooms: 4



Bedrooms: 2



Bathrooms: 2



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garage: Double



Garden: Private, 170 sqm



Fireplace: 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









