



**COLDWELL BANKER**  
FRG & PARTNERS

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

# Apartment for Sell in Tarquinia - Area: Ospedale

📍 Via IV Novembre, Viterbo, 01016 (VT)

195.000€



## Contact info



Coldwell Banker FRG & Partners  
**Monica Marini**

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

# Description

On one of Tarquinia's most central and sought-after streets, Via IV Novembre, stands an apartment that seems to embody the essence of comfortable, family-friendly living. Here, amidst the greenery of nearby Piazzale Europa, just minutes from schools and all amenities, practically on your doorstep, you can experience the serene daily life that many dream of but few truly experience.

The building, part of the renowned "La Salaria" complex, with its elegant curtain wall façade, houses a truly generously sized residence on the third floor (with elevator): approximately 140 square meters, spread entirely over a single level. A home that, even before crossing the threshold, conveys a sense of space and potential.

The entrance hall-surprisingly spacious, almost a room in itself-leads to the large, bright, and welcoming double living room, which opens onto a habitable terrace. A true extension of the living area, it's perfect for al fresco dining, planting plants, or simply enjoying the afternoon breeze. The same terrace can be accessed from two of the three double bedrooms, creating a seamless connection between interior and exterior.

The kitchen is divided into a kitchenette and a dining area, the latter with a private balcony that evokes slow breakfasts and familiar aromas. A convenient storage closet makes the living area even more functional.

The spacious and well-positioned hallway leads to the sleeping area: three double bedrooms, including a master bedroom with a private balcony, and a room currently used as a study but also perfect as a children's bedroom. The interior layout, primarily composed of partitions, allows for the renovation to reinvent each room according to your taste, needs, and lifestyle.

Completing the property is a bathroom with a bathtub and an additional storage room, a must-have for any family. The apartment also features independent gas heating and single-glazed wooden window frames.

The property's overall condition requires renovation, but that's precisely where its greatest appeal lies: a solid, spacious foundation in an extremely central and strategic location, where any renovation can transform into the perfect opportunity to create a contemporary, functional, and tailor-made home.

An ideal solution for those who want to experience Tarquinia with maximum comfort – families in particular, who find schools, playgrounds, medical services, shops, and public offices within easy reach, without giving up the large, versatile spaces of yesteryear.

An apartment that isn't just to be seen, but to be imagined, designed... lived in.

# Details



Property ID: CBI018-108-43832



Surface: 140.00 m²



Rooms: 5



Bathrooms: 1



Bedrooms: 3

# Property Features



Floor: 3



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 140.00 m²



Rooms: 5



Bedrooms: 3



Bathrooms: 1



Kitchen: Small kitchen



Position: Central



Elevator: 1



Balconies: Presente



Terrace: Present

# 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













