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Coldwell Banker FRG & Partners
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Office for Sell in Tarquinia - Area: Centro Storico

📍 Via dell' Orfanotrofio, Viterbo, 01016 (VT)

65.000€



Contact info



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Description

Detached property in the center of Tarquinia: Ready-to-use office or customizable two-room apartment.

In the heart of Tarquinia's historic center, just steps from the Town Hall and the vibrant Piazza Matteotti—the hub of attractions and historic village festivals—stands a property unique in its versatility and convenience. Located on the strategic Via dell'Orfanotrofio, this 43 sq m property enjoys a private entrance directly from the street on the ground floor. The property is located in a three-story building, boasting an elegant, recently renovated plastered façade. The lack of a shared entrance translates into a huge practical and economic advantage: there are no condominium fees. Currently registered as an office (A/10) and maintained in a reasonable state of repair, the interior space is already perfectly divided into two areas plus a guest bathroom. This configuration is ideal for a medical, legal, or corporate office, where the first room serves as a reception and waiting room, while the second, divided by a wall, ensures maximum privacy for visits or interviews. A major advantage for professional use is the logistics: the street offers numerous parking spaces along the entire length of the street, a rarity in the center. At the same time, the windows overlook the rear of the entrance façade, ensuring an extremely private, quiet, and protected environment.

An extraordinary opportunity for transformation

What makes this property a truly strategic investment is the real possibility of changing its intended use to residential. With the necessary renovations, you can transform this property into a delightful, independent two-bedroom apartment, which can be finished and customized from top to bottom with materials and details to your exact taste. An ideal solution both as a primary residence for those who love living in the city center, and as an investment for tourist rentals, given its immediate proximity to the main squares.

Choosing this property means investing in a property with no fixed costs, versatile in use, and located in the most prestigious and convenient setting in Tarquinia.

Choose the future of your business or your next home!

Whether you're looking for a new office space or a custom-designed residential project, this property is a rarity on the market. Contact us now for more information and to schedule your private viewing.

Details



Property ID: CBI018-108-43860



Surface: 43.00 m²



Rooms: 2



Bathrooms: 1

Property Features



Floor: Mezzanine



Conservation status: **Discrete**



Current condition: **Free upon deed**



Surface: **43.00 m²**



Rooms: **2**



Bathrooms: **1**



Position: **Central**

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

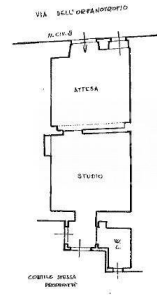


Municipal Offices / Town Halls

Images







170 metri