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Coldwell Banker FRG & Partners
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Independent apartment for Sell in Tarquinia - Area: Clementina

📍 Via Carlo Avvolta, Viterbo, 01016 (VT)

238.000€



Contact info



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Description

In one of the most sought-after and convenient areas of Tarquinia, La Clementina, a few steps from commercial activities and a short distance from the evocative Etruscan Necropolis of Monterozzi, we offer an independent property that combines comfort, privacy and great potential.

A versatile home, ideal for those seeking comfortable, well-distributed living, with the freedom of living without condominium fees and the ability to customize the spaces to suit their own style.

Direct access from the street, through an automatic gate, immediately introduces the exclusive character of the property: a fully paved private garden, manicured with green flowerbeds, ornamental trees, and flowers that punctuate the external perimeter, creating a peaceful and private atmosphere while remaining right in the center.

From the heart of the outdoor space, a staircase leads to the first floor, where the first 88 sq m residential unit is located. The entrance is spacious and welcoming, followed by a hallway that opens onto the living area: a bright living room and a separate eat-in kitchen, both with access to the large corner balcony that surrounds the house on two sides, flooding the rooms with light and airiness.

The well-separated sleeping area hosts two spacious double bedrooms and a bathroom with shower.

The apartment retains authentic period features and is in need of modernization, offering the perfect opportunity to customize every detail to your taste and needs. It features independent gas heating and wood/glass window frames inside and aluminum/glass window frames outside.

Continuing the external staircase, you reach the second and final floor, where a detached 75 sq m attic apartment is located, in excellent condition. A convenient entrance leads to the rooms: a kitchen with direct access to the splendid 21 sq m private terrace, perfect for al fresco dining and relaxing with a stunning sea view, a well-proportioned living room, a double bedroom, and a bathroom with shower.

The property is well-kept and very bright, with double-glazed aluminum window frames.

To complete the property, on the ground floor, just beyond the entrance gate, there is a 14 m2 warehouse, in excellent condition, paved, equipped with electrical system and water connections: a valuable space for storage, laundry area, hobby or small business.

This solution represents a rare balance between independence, centrality, and convenience, a property that offers immediate functionality and, at the same time, the charm of something that can be transformed and shaped according to your home design.

Details



Property ID: CBI018-404-43831



Surface: 165.00 m²



Rooms: 7



Bathrooms: 2



Energy Class: G EP glnr: 136.23 kwh/m²



Bedrooms: 3

Property Features



Floor: Multi-story



Conservation status: To be cleaned



Current condition: Free upon deed



Surface: 165.00 m²



Rooms: 7



Bedrooms: 3



Bathrooms: 2



Kitchen: Habitable



Position: Semi-central



Balconies: Presente



Shower: Yes



Garden: Private,



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













