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Four-family villa for Sell in Tarquinia - Area: Coop

📍 Strada Provinciale Porto Clementino, Viterbo, 01016 (VT)

158.000€



Contact info



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Description

In one of Tarquinia's most sought-after areas, along Via di Porto Clementino, halfway between the charming historic center and the Lido, we offer for sale the bare ownership of a portion of a four-family house that retains its detached feel, nestled in an orderly and exclusively residential neighborhood of villas.

The location is practical and strategic: semi-central, well-connected and a short distance from shops, supermarkets and services, without giving up the tranquility of a private neighborhood, where greenery and low-rise buildings define the urban landscape.

The property extends over approximately 100 m2 spread over three levels, in addition to a 45 m2 garage and a private garden of approximately 150 m2, an increasingly rare and precious element, which surrounds the house on two corner sides, guaranteeing privacy, light and full autonomy.

The villa has a separate entrance, with two entrances: pedestrian, directly from the garden, or vehicle access via a convenient ramp leading to the basement. Here, you'll find the spacious and functional garage, divided into a parking area and a large adjacent storage area, perfect for those seeking extra space, organization, and practicality.

The well-maintained and well-planted garden leads visitors to the main entrance of the home, introducing them to rational yet welcoming interior spaces. On the ground floor, the living area opens onto a hallway that leads to a bright living room with a fireplace, the warm heart of the home, overlooking the greenery through French windows that create a natural continuity between interior and exterior. The eat-in kitchen is separate and functional, while a guest bathroom completes the floor.

The masonry staircase leads to the first floor, which houses the sleeping area, with three bedrooms: a double and two singles, one of which is particularly generously sized. The smaller single bedroom, currently used as a walk-in closet, shares access to the balcony with the double bedroom, creating a private and livable outdoor space. This floor also includes a bathroom with a window and shower.

The top floor leads to the attic, an intimate and versatile space, perfect as a fourth bedroom or guest area, featuring a private bathroom and direct access to a private terrace of approximately 12 square meters, a private corner where time seems to slow down, ideal for relaxing outdoors.

From a technical and maintenance standpoint, the property is in good habitable condition: the bathrooms have been recently renovated, the windows are new PVC with double glazing, the French windows and ground floor windows are protected by burglar-proof bars, the heating is independent of methane, and the façade has recently been upgraded with thermal insulation, ensuring living comfort and energy efficiency.

Buying a bare ownership is a particularly advantageous opportunity today: it allows you to invest in a detached house with a garden, in a sought-after area of Tarquinia, at a lower price than the market price of full ownership. This option is ideal for those with a far-sighted eye for the future, combining quality property with economic opportunity.

A home that exudes stability, space, and independence. An investment that speaks of vision.

Details

 Property ID: CBI018-703-43841	 Surface: 100.00 m²
 Rooms: 6	 Garden: Privato, 150 sqm
 Bathrooms: 3	 Energy Class: E EP glnr: 135.37 kwh/m²
 Bedrooms: 4	

Property Features

 Floor: Multi-story	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 100.00 m²
 Rooms: 6	 Bedrooms: 4
 Bathrooms: 3	 Kitchen: Habitable
 Position: Semi-central	 Balconies: Presente
 Shower: Yes	 Parking space: Covered
 Garage: Single	 Garden: Private, 150 sqm
 Fireplace: Yes	 Terrace: Present

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Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



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Post Offices



Shopping Centers



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