



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
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Indipendent house for Sell in Viterbo - Area: Centro

📍 Via San Leonardo, Viterbo, 01100 (VT)

165.000€



Contact info



Coldwell Banker Gruppo Bodini

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Description

Detached building in the heart of Viterbo – San Pellegrino District

Excellent solution both as a private residence and as an investment!

We offer for exclusive sale a charming 200 sq m townhouse with a small private garden, located in the charming medieval district of San Pellegrino, in the historic center of Viterbo.

The property is spread over three levels connected by elegant peperino staircases:

- Ground floor: A dry and versatile space, currently used as a storage area, perfect for a hobby room, spa, or private study. A small private garden completes the level.
- First floor: large and bright living room with open kitchen, embellished with traditional architectural features such as stone cornices and doorframes and a large marble and peperino fireplace. Completing the floor are a dining room with parquet flooring and a room with a balcony.
- Second floor: sleeping area with two double bedrooms (one with a stone fireplace), a single bedroom and bathroom with shower, all rooms finished with high-quality parquet flooring.

A unique location: in the heart of Viterbo's most characteristic neighborhood, amid medieval alleys, towers, small squares, and historic shops, a place that preserves the magic of time intact.

A few kilometers from Civita di Bagnoregio, Lakes Bolsena, Bracciano, and Vico, and on the borders with Umbria and Tuscany.

A charming and authentic property, ideal for those seeking a prestigious residence or an investment in the historical and cultural tourism of Tuscia.

Details



Property ID: CBI038-104-301789



Surface: 210.00 m²



Rooms: 5



Garden: Privato, 15 sqm



Bathrooms: 1



Energy Class: F EP glnr: 173.05 kwh/m²



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: **Discrete**



Current condition: **Free upon deed**



Surface: **210.00 m²**



Rooms: **5**



Bedrooms: **4**



Bathrooms: **1**



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Garden: **Private, 15 sqm**



Fireplace: **Yes**

Nearby



Gyms



Sport centres



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Municipal office

Images





