



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)
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Apartment for sale in Monte Romano

Centro storico

€ 165.000

Ref. CBI018-92-30261



145 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

In Monte Romano, and precisely on Via Aurelia north, we offer for sale an apartment on the 1st floor, of 143 m2 distributed all on one level, with a 60 m2 warehouse on the ground floor and a private parking space in the courtyard of the property of 50 m2 about.

The property is located inside a small building consisting of only 4 residential units, with a recently renovated plaster facade and kept in perfect condition; given the small size of the building, it is specified that there are no condominium costs to be incurred.

Going up the staircase and reaching the first floor, we find our property which consists of a comfortable entrance hall, a double living room with a balcony, a large eat-in kitchen also equipped with a private balcony, a fireplace and a very useful storage room which can also be used as a food storage; to complete the living area we find a very spacious bathroom with a bathtub. Through the large hallway, you reach the sleeping area which consists of three double bedrooms all with access to the external balcony and a second bathroom with shower. Given the recent renovation and the constant ordinary maintenance, everything is in a perfect state of maintenance, equipped with a natural gas heating system and an air conditioning system, given the double exposure, everything is also very bright and well ventilated.

Leaving the building, or passing through the condominium stairwell, you can reach the large warehouse located on the ground floor of the building, which measures 60 square meters and is currently used as a comfortable tavern with a fireplace, woodshed and bathroom, with a green area in front of property of about 50 square meters where you can easily park your car!

If you are looking for a large apartment, in excellent condition, equipped with appliances, this is the solution you have been waiting for!

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Certification

Energy Class: F

EPglnr: 188.90 kwh/□

Features

Property ID: CBI018-92-30261

Contract: Sale

Categoria: Apartment

Address: Via Aurelia Nord, 10

Zip Code: 1010

Municipality: Monte Romano

Zona: Centro storico

Total sqm: 145 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Internal condition: Excellent

Floor: 1

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Suitable for Students: Yes

Date of construction: 1972

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 50 sq.m.

Sea distance: 16.000 meter

Kitchen: Regular Kitchen

: Yes

Rooms

Ingresso : 10 sq.m. (size 4,30x2,38)

Salone Doppio : 36 sq.m. (size 5,33x6,67)

Bagno : 10 sq.m. (size 3,94x2,38)

Corridoio : 7 sq.m. (size 1,15x6,27)

Camera Familiare : 21 sq.m. (size 4,40x4,66)

Camera Matrimoniale : 16 sq.m. (size 4,65x3,48)

Camera da letto : 14 sq.m. (size 3,38x4)

Bagno : 7 sq.m. (size 3,35x2,07)











