



Townhouse for sale in Gallese

€ 85.000

Ref. CBI105-1492-219



135 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7

LAZIO - VITERBO - WELSH
TOWNHOUSE IN THE HISTORICAL CENTER

Sky-earth building consisting of a single apartment on three levels, of about 135 square meters.

The property is accessed through a characteristic door with a stone vault and the rooms are divided as follows:
on the ground floor a staircase and a hallway with a comfortable staircase leading to the first floor. Here, in a specially created space, there are already connections for creating a possible bathroom. On the first floor there is a living room and built-in kitchen, complete with fireplace. On the second floor, which can be reached by climbing another flight of stairs, there is a corridor access to a bathroom and two bedrooms, one with built-in wardrobe and the other with closet on the third floor a large open space, where there is also a bedroom to be finished. Given the size it is possible to obtain another bedroom and another bathroom, the connections of which are already present, as well as a currently plugged-in fireplace.

Above this last floor is the attic where it is possible to create a study or bedroom.

Furthermore, via another staircase, from the ground floor, you go down to the cellar which develops on the first and second levels



below the street.

The property has the following characteristics:

- The two facades of the building have been renovated by the Ministry of Cultural Heritage
- Roof redone
- Plumbing and electrical systems were redone with the 2005 renovation
- Terracotta floors
- Exposed wooden beams
- Aluminum shutters
- Windows to be redone in part

Excellent as a first home, or, given its position, also as a solution for spending a weekend surrounded by greenery and outside the city. Another form of investment could also be its transformation into an accommodation facility.

Distances in kilometres: 7 A1 motorway exit, 81 Rome, 32 Viterbo, 69 Orvieto, 28 the lake, 79 the sea.

Contact me to visit the property.

Features

Property ID: CBI105-1492-219	Contract: Sale
Categoria: Townhouse	Address: Via Cesare Battisti, 34
Zip Code: 1035	Municipality: Gallese
Total sqm: 135 sq.m.	Livable surface: 120.00
Bedrooms: 2	Bathrooms: 1
Rooms: 7	Internal condition: To Be Cleaned
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Suitable for Students: Yes
No architectural barriers: Yes	Date of construction: 1500
Current Status: Available after the deed of sale	Kitchen: Kitchenette
: Yes	







