



# Townhouse for sale in Graffignano

## € 59.000

### Ref. CBI006-960-332525



**250 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

GRAFFIGNANO (VT) □ Townhouse with private garden

**POSITION:** The location of the property is in the center of the town, 50 meters from the main square.

To give some further information on the geographical position, we are 15 km from Attigliano, where we find the motorway exit, 26 km from Viterbo, 20 km from Bagnoregio (VT). We are located in upper Tuscia on the border with Umbria.

**INTERIOR:** The house measures approximately 250 m2 overall.

The building consists of 3 floors plus a fourth attic.

Each floor, given its internal conformation, can be considered as an independent building having its own access with respect to the staircase.

On the ground floor there are 3 large rooms and a basement. In 2 of these there is a fireplace and from one it is possible to access the private garden outside. Being to be restored, it is obvious that the destination of the rooms can be different.

On the first floor we find a hallway which gives us access to a kitchen with fireplace, a bathroom, and 2 bedrooms.

On the second floor we find a hallway, a living room with fireplace and kitchenette, a utility room, a bathroom and 2 bedrooms.

From the utility room it is possible to access the attic.



EXTERIOR: The facade is in fair condition with exposed tuff, but with little effort it can return to its original splendor, giving the building an indisputable charm in perfect harmony with the place.

The private garden enriches the property

The property, in its future renovation, could become a single house on several levels or could remain as 3 separate buildings.

The property has good potential to be used as a holiday home.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI006-960-332525

Contract: Sale

Categoria: Townhouse

Address: Via Appello, 19

Zip Code: 1020

Municipality: Graffignano

Total sqm: 250 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 8

Internal condition: To be renovated

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private

Kitchen: Regular Kitchen















