



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

Via Aurelia Tarquinia, 37 - 01014 Montalto di Castro (VT)

(+39) 0766 395292

## Semi-detached house for sale in Canino

€ 98.000

Ref. CBI105-1777-252



**200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

LAZIO - VITERBO - CANINO

SEMI-INDEPENDENT APARTMENT WITH GARAGE AND GARDEN

Semi-independent apartment offering: approximately 100 sq.m. on the first floor; 50 square meters of semi-usable attic which is accessed by an internal staircase; 50 m2 of terrace located on the second floor with access from the attic room; room on the ground floor of the surface of 30 square meters which can be used as a warehouse or in which an independent apartment can be created with entrance from via Fiume; comfortable 35 m2 garage with entrance from via Firenze, equipped with a large electric shutter where 2 cars can be parked comfortably; a splendid cellar dug by hand in the tuff with entrance from the private garden and a paved garden of about 100 square meters.

The main entrance to the property is from via Firenze, with entrance directly into the private internal garden of the apartment and from which you can access any room of the property.

Inside the property there are NO rights of way or easement rights of any kind, making the property private and independent.

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montalto@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



The apartment is in good condition and habitable, the heating, plumbing and electrical systems are in excellent condition and fully functional, while the structure needs some maintenance.

An excellent purchase opportunity if you consider the size of the property and the appliances it possesses.  
It is also located in the center of Canino, a town that offers all the comforts and services of a small town, but at the same time just a few kilometers from both the Lazio coast and Lake Bolsena.

Do not delay and contact us to come and see this property.

## Certification

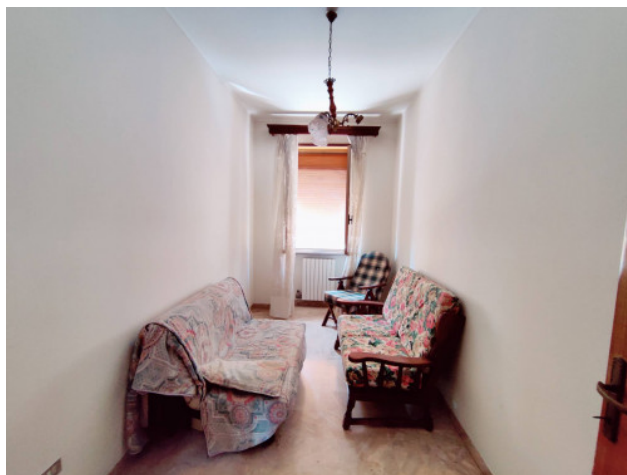
**Energy Class:** G

**EPglnr:** 233.00 kwh/□

## Features

Property ID: CBI105-1777-252	Contract: Sale
Categoria: Semi-detached house	Address: Via Fiume, 6
Zip Code: 1011	Municipality: Canino
Total sqm: 200 sq.m.	Livable surface: 160.00
Bedrooms: 3	Bathrooms: 2
Rooms: 6	Internal condition: Discreet
Floor: On two-levels	Total floors: 3
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1970	Current Status: Available after the deed of sale
Balconies: Present, 10 sq.m.	Terrace: Present, 50 sq.m.
: 10	: 2
: 3	Sea distance: 19.000 meter
Kitchen: Regular Kitchen	Garage: for one car, 40 sq.m.
: Yes	

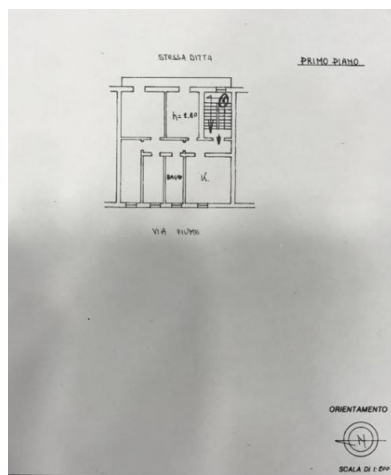
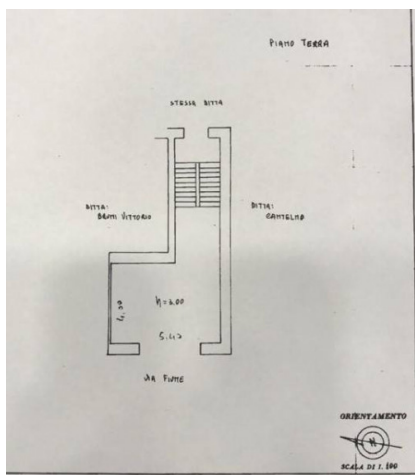












PIANO TERRA  
GARAGE



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