



COLDWELL BANKER

FRG & PARTNERS

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Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)

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## Two-family villa for sale in Tarquinia

### Infernaccio

### € 495.000

### Ref. CBI018-108-30296



**210 sq.m. | Bathrooms: 6 | Bedrooms: 4 | Rooms: 8**

In the residential area of Infernaccio, and precisely in Via Fratelli Correnti, we offer for sale a refined semi-detached villa of 210 m2, with a private garden of 250 m2, swimming pool and tavern of 160 m2.

The property is located in a quiet and private area, in a closed street, which favors confidentiality and privacy; even the completely fenced garden with tall hedges offers the possibility of spending happy days with the family, enjoying the summer heat and taking a nice dip in the pool, away from prying eyes!

The entire villa boasts large and bright spaces, is characterized by numerous windows and glass windows overlooking the property garden; it is equipped with many comforts such as an en-suite bathroom for each bedroom, hydromassage showers, alarm system and fiber optics; the finishes made in the last renovation with first choice materials give it class and elegance.

The property is arranged on three total levels and is equipped with two entrances, which offer the possibility of living the entire ground floor as a main residence, given the presence of a large living room, a kitchen and two double bedrooms both with en-suite bathrooms. -suite, using the two double bedrooms on the first floor, both with private bathrooms, and the large 160 m2 tavern, consisting of kitchen, dining room and lounge with two bathrooms, as an investment, transforming these rooms into a B&B.

Independent, with excellent finishes, equipped with a swimming pool and located in one of the most sought-after areas of the country, these are just some of the elements that make this villa one of a kind, if you also want to make your dream come true, do not hesitate to contact us, we will help you we will show this corner of Paradise!

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## Certification

**Energy Class:** E

**EPglnr:** 79.35 kwh/□

## Features

Property ID: CBI018-108-30296

Contract: Sale

Categoria: Two-family villa

Address: Via Fratelli Correnti, 20

Zip Code: 1016

Municipality: Tarquinia

Zona: Infernaccio

Total sqm: 210 sq.m.

Bedrooms: 4

Bathrooms: 6

Rooms: 8

Internal condition: Excellent

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

No architectural barriers: Yes

Date of construction: 1980

Current Status: Available after the deed of sale

Terrace: Present, 15 sq.m.

Garden: Private, 250 sq.m.

Sea distance: 6.000 meter

Kitchen: Regular Kitchen

: Yes

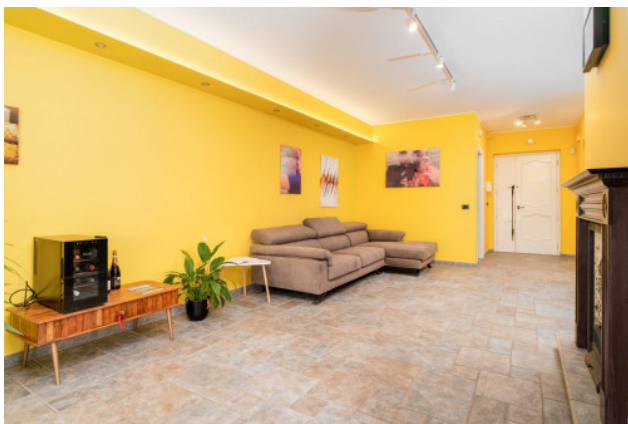




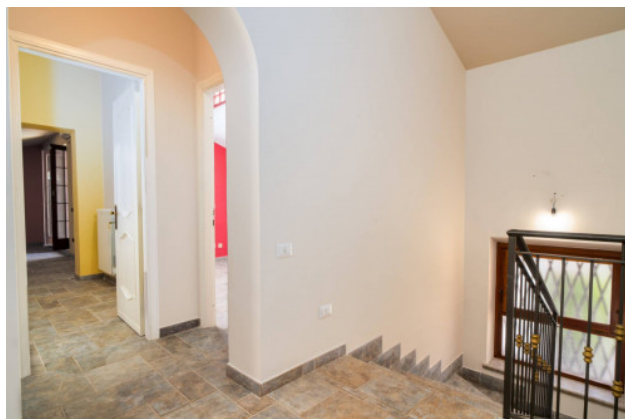
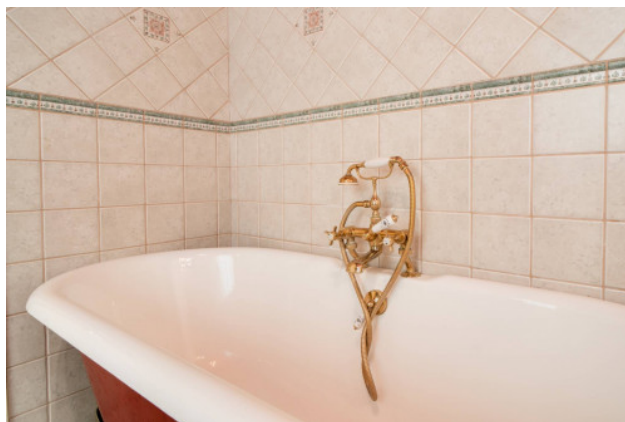
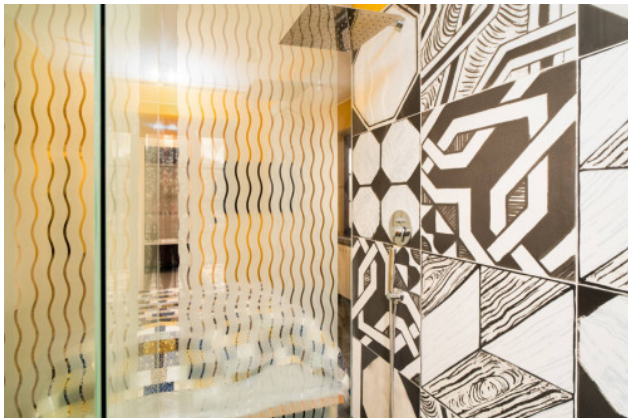








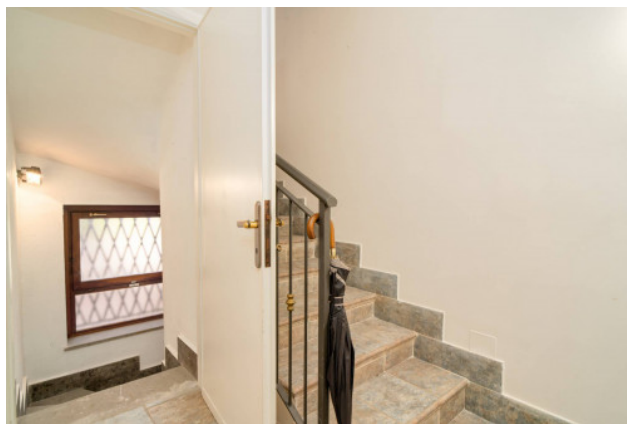




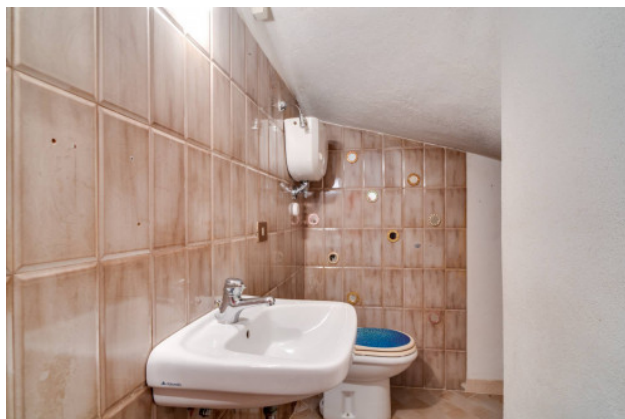




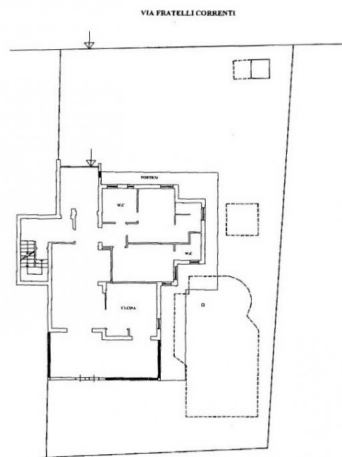












PIANTA PIANO PRIMO  
Hm= 3,00



PIANTA PIANO INTERRATO  
H= 2,50

