



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)
(+39) 0766 842441

Villa for sale in Tarquinia Campagna € 248.000 Ref. CBI018-703-30298



105 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

In the first countryside of Tarquinia, and precisely in Costa San Lazzaro, we offer for sale a 105 m2 single-family villa located on the mezzanine floor, with a 750 m2 private garden.

The property is located close to the town, in fact it is only 2.4 km from the entrance to the historic centre, it is surrounded by other properties, whilst remaining in total confidentiality and privacy thanks to the presence of vegetation; It has an exposed stone façade and the external space is also mainly paved for better management.

Climbing the few steps present and crossing the entrance door, we are welcomed by the large living area consisting of a double living room equipped with a thermo-fireplace and a kitchen, through the hallway you can reach the sleeping area consisting of a double bedroom, a second good-sized bedroom with en-suite bathroom and a comfortable bathroom serving the entire property equipped with a bathtub. The entire living room is characterized by wooden ceilings with chestnut beams, under which the thermo-fireplace ventilation pipes are located which reach up to the bedrooms, a valid support for the present autonomous LPG heating system. Given the last partial renovation, the property is in a good state of maintenance, equipped with PVC window frames with double glazing, and given the presence of multiple windows and exposure on four sides, everything is very bright and well ventilated.

If you are looking for an independent home, close to the town in a private but not isolated context, don't miss the opportunity to visit this property!

FRG & Partners

Corso Vittorio Emanuele 25 - Tarquinia (VT) - (+39) 0766 842441
tarquinia@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



Certification

Energy Class: Not available

Features

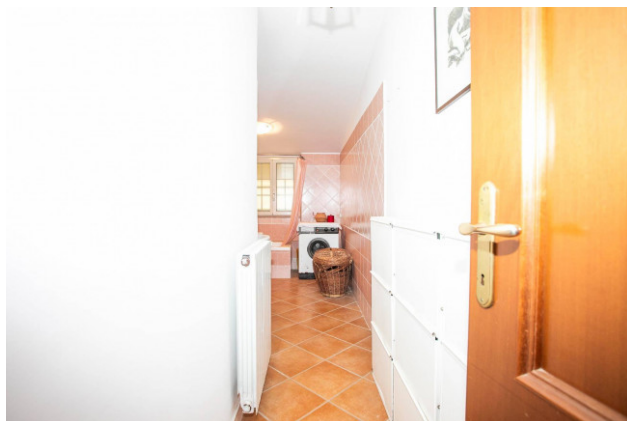
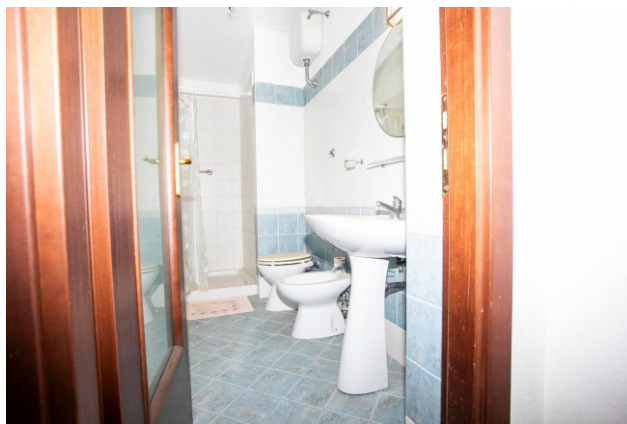
Property ID: CBI018-703-30298	Contract: Sale
Categoria: Villa	Address: Via Vecchia Aurelia km 94
Zip Code: 1016	Municipality: Tarquinia
Zona: Campagna	Total sqm: 105 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: Mezzanine	Total floors: 1
Independent heating: Heating	Suitable for Students: Yes
Date of construction: 1991	Current Status: Available after the deed of sale
Garden: Private, 750 sq.m.	Sea distance: 6.000 meter
Kitchen: Regular Kitchen	: Yes

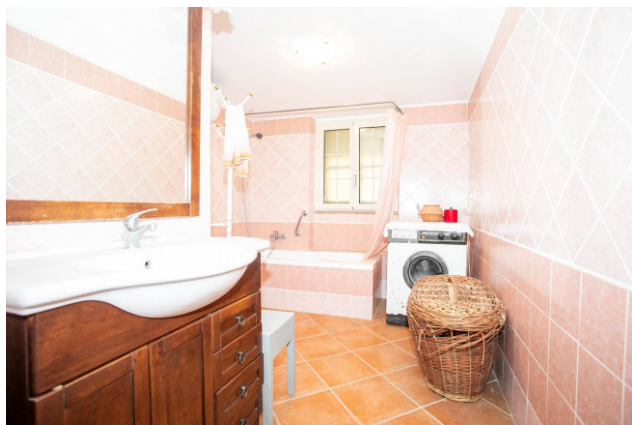
Rooms

Salone Doppio : 35 sq.m. (size 8,75x3,98)	Corridoio : 5 sq.m. (size 4,24x1,17)
Camera con Bagno : 13 sq.m. (size 3x4,24)	Bagno : 4 sq.m. (size 1,04x0,92+2,13x1,41)
Camera Matrimoniale : 19 sq.m. (size 4,29x4,40)	Bagno : 9 sq.m. (size 1,48+1,98+2,13x2,46)









FRG & Partners

Corso Vittorio Emanuele 25 - Tarquinia (VT) - (+39) 0766 842441
 tarquinia@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962