



Villa for sale in Tarquinia

Campagna

€ 550.000

Ref. CBI018-404-30326



140 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Immersed in the nature of the Maremma Laziale, and precisely in the Santa Maria area, we offer for sale a 140 m2 single-family villa with a 3000 m2 private garden, a 50 m2 agricultural annex, a 48 m2 outbuilding and 2.6 hectares of agricultural land.

The property is located in the countryside surrounding Tarquinia, 11 km from the town center and 9 km from the town of Monte Romano in a dominant position, a short distance from the Etruscan Necropolis of Monterozzi and the temple of the Queen's Altar located in Località La Civita, the innermost plateau parallel to that of the Necropolis, still full of profound traces of the ancient Etruscan civilization.

The structure, being recently built, presents many of the innovative features such as external thermal insulation coat with water-repellent plaster, tested and certified for anti-seismicity, sewage system with three purification tanks; however, all finished with materials typical of rural buildings in the Maremma, such as chestnut beams, travertine, local stone and native plants of the Mediterranean scrub, which create the perfect combination of innovation and tradition.

The building has a double driveway entrance, thus allowing for multiple parking spaces, a couple under the existing wooden roof, others in the avenue that forms a horseshoe in front of the farmhouse; the entire garden is completely delimited by a low wall and fence, illuminated in every corner, and adorned and embellished with numerous trees and flowers such as pomegranates, cypresses, rosemary bushes, roses and lavender, and 50 olive trees in production, which will allow you to enjoy an excellent organic EVO oil!

The main building, developed entirely on the ground floor, was designed and built to be comfortably lived in even by multiple families, or to be used as an accommodation facility; crossing the entrance door, in fact, we find ourselves welcomed by a comfortable hallway,



a large living area equipped with a corner fireplace and a French window that allows exit onto one of the equipped terraces, this one in particular, becomes a second dining room for being able to enjoy some outdoor life, breathing good air while the children are free to play in the garden!

Through the functional corridor equipped with built-in wardrobe, the sleeping area is divided into two sides, the right wing, consisting of two spacious double bedrooms, both with private fireplace and equipped with a shared bathroom, the left wing instead is made up of two double bedrooms both with en-suite bathrooms. All the rooms in the sleeping area, with the exception of the bathrooms, share a light chestnut parquet flooring, and French windows that allow direct access to the external garden on the four corners of the property. The rest of the house has travertine-colored bricks that blend perfectly with the chestnut wooden beam ceilings and the shade of the wooden window frames; in addition to the presence of fireplaces in multiple rooms, the property is equipped with an independent LPG heating system with double thermostat which allows the two areas of the building to be managed differently.

Detached from the main body, we find a real estate unit which measures 48 m2 and is internally composed of an entrance hall, living room with kitchenette, double bedroom and bathroom with shower; both from the living area and from the sleeping area you have access to a pergola and the garden which remains reserved from the rest of the property, thus guaranteeing privacy and confidentiality. This solution is equipped with an independent heating system, double-glazed wooden window frames, and is completely finished with light chestnut parquet and ceilings with wooden beams.

The third structure inside the garden measures 50 m2 and is divided into two rooms communicating with each other, each with an independent entrance; the first part is used as a technical room and inside it we find a 1500 liter tank that serves both buildings, and a laundry area, while the other part is a comfortable hobby room, where you can give vent to your passions and to your imagination! The entire annex is windowed and well lit, equipped with terracotta flooring, water and electrical systems.

To top it all off, with direct access from the main road, we find the agricultural land, ideal for intensive cultivation, which is predominantly flat and non-irrigated and develops entirely in the rear part of the property.

If you want to live immersed in nature, enjoying tranquility and privacy, having the possibility of transforming this dream into your job, developing an accommodation facility with mountain bike excursions, horseback riding or walking, or simply managing it as a B&B, don't miss this opportunity !

Certification

Energy Class: Not available

Features

Property ID: CBI018-404-30326	Contract: Sale
Categoria: Villa	Address: Località Santa Maria
Zip Code: 1016	Municipality: Tarquinia
Zona: Campagna	Total sqm: 140 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 5	Internal condition: Excellent
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
No architectural barriers: Yes	Date of construction: 2008
Current Status: Available after the deed of sale	Garden: Private, 3.000 sq.m.
Sea distance: 19.000 meter	Kitchen: Kitchenette
Garage: for one car, 29 sq.m.	: Yes

Rooms

Ingresso : 9 sq.m.	Sala/Soggiorno : 31 sq.m. (size 6,40x4,90)
Corridoio : 12 sq.m. (size 1x11,50)	Camera con Bagno : 17 sq.m. (size 3,85x4,50)
Bagno : 6 sq.m. (size 1,60x3,50)	Camera con Bagno : 14 sq.m. (size 4,05x3,50)
Bagno : 6 sq.m. (size 1,60x3,50)	Camera Matrimoniale : 16 sq.m. (size 3,50x4,60)



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Camera Familiare : 21 sq.m. (size 4,50x4,60)

Bagno : 7 sq.m. (size 2x3,50)

















