



## **Apartment for sale in Tarquinia**

### **Top 16**

### **€ 155.000**

### **Ref. CBI018-404-30327**



**85 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

In the Top 16 area, and precisely in Via G. Falcone, we offer for sale an 85 m2 apartment, located on the second floor with lift, equipped with cellar and parking space.

The property is located behind the shopping center with the presence of numerous shops, a short distance from sports centers, playgrounds and many services that make the area very practical and convenient for a more comfortable life having everything at hand!

A redevelopment project was recently completed on the building where the apartment is located with the 110% BONUS with which an external thermal coat was created, the internal fixtures were replaced, the boiler was replaced with a condensing model powered by photovoltaic system which also serves for the management of the common areas of the condominium.

The property located on the second of five floors, develops 85 internal walkable square meters and consists of a comfortable living room with access to the first terrace overlooking the condominium square, which can also be accessed from the master bedroom, eat-in kitchen equipped with a second large balcony, very useful both for outdoor lunches and dinners in the summer, and for better management of household cleaning utensils; through the hallway equipped with various wardrobes, you reach the two double bedrooms and the two bathrooms, one service with shower and the other larger one with window and bathtub. Everything is in an excellent state of internal maintenance, equipped with a thermo-independent heating system, and given the double exposure on two parallel sides, the house is bright and with good internal ventilation.

To complete the property, in the basement of the building, we find a comfortable 5 m2 cellar, completely paved, very useful for storing



objects that would take up space in the house, while in the courtyard below the building the property has its own parking space .  
If you are looking for a comfortable, modern home with all the services available, call us to book your visit, this will be the solution that will make your dreams come true!

## Features

Property ID: CBI018-404-30327	Contract: Sale
Categoria: Apartment	Address: Via Giovanni falcone, 5
Zip Code: 1016	Municipality: Tarquinia
Zona: Top 16	Total sqm: 85 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: 2	Total floors: 5
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	Suitable for Students: Yes
No architectural barriers: Yes	Date of construction: 1993
Condominium costs: € 60	Balconies: Present, 9 sq.m.
Terrace: Present, 9 sq.m.	Sea distance: 6.000 meter
Kitchen: Regular Kitchen	: Yes

## Rooms

Soggiorno : 24 sq.m. (size 3,54x5,69)	Corridoio : 7 sq.m. (size 3,45x1,59)
Camera Matrimoniale : 16 sq.m. (size 4,42x2,80)	Camera da letto : 16 sq.m. (size 3,72x3,71)
Bagno : 5 sq.m. (size 2,13x1,80)	Bagno : 5 sq.m. (size 1,83x1,91)











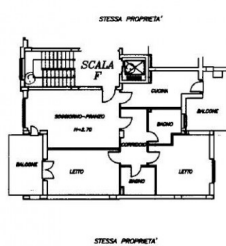








### PIANO SECONDO



### PIANO INTERRATO



K. 2.25

### PIANO TERRA



**FRG & Partners**

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