



COLDWELL BANKER

FRG & PARTNERS

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## Villa for sale in Tarquinia Campagna € 420.000 Ref. CBI018-92-30329



### 150 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

On the hills of the Maremma Laziale, in Casal Nuovo, we offer for sale a single-family villa of 150 m2 on one level, with a 3-hectare olive grove.

The property is immersed in uncontaminated nature, where the only noise to break the silence is the chirping of birds, its dominant position gives it a 360° panorama both towards the sea and the Mediterranean scrub that surrounds it; it is approximately 9 km from the historic center of Tarquinia, and 13 km from Tarquinia Lido, although it remains distant from the town centre, the villa is not isolated, in fact a short distance from the property there are other buildings which are also inhabited all year round.

The garden wraps around the house on all four sides, and opens onto the adjacent land where there are 380 olive trees, other plants typical of the Mediterranean scrub embellish and adorn the external area, in addition to all the flowers present under the large and panoramic porch, where you can spend cheerful evenings with your family on summer evenings, refreshed by the sea breeze.

Crossing the entrance door, we find ourselves welcomed by the large living room communicating via an arch with the eat-in kitchen equipped with a pantry and communicating with a comfortable laundry room and the tavern equipped with a fireplace, very useful for entertaining relatives and friends on days of party! On one wall of the living room there are two doors, one which leads to the master bedroom with private bathroom, the other through the hallway takes us to the other two bedrooms, both of excellent size and to the bathroom with shower. The entire property is finished with excellent quality materials such as terracotta floors, travertine coverings, double-glazed wooden window frames, mosquito nets and railings on each window; Since it is a recent construction, the villa is in an excellent state of maintenance, is equipped with an external thermal coat, an independent LPG heating system, as well as the

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presence of a fireplace and a pellet stove.

If you want to live surrounded by nature, enjoy a unique panorama, and have a comfortable and well-finished home, this is the property that will make your dreams come true!

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-92-30329	Contract: Sale
Categoria: Villa	Address: Località Casal Nuovo
Zip Code: 1016	Municipality: Tarquinia
Zona: Campagna	Total sqm: 150 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 6	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	No architectural barriers: Yes
Date of construction: 2010	Current Status: Available after the deed of sale
Garden: Private	Sea distance: 13.000 meter
Kitchen: Regular Kitchen	: Yes

## Rooms

Salone Doppio : 36 sq.m. (size 6x6)	Corridoio : 2 sq.m. (size 1x2)
Camera Familiare : 14 sq.m. (size 4,22x3,98)	Camera Matrimoniale : 12 sq.m. (size 3,46x3,59)
Camera da letto : 11 sq.m. (size 3,26x3,47)	Bagno : 5 sq.m. (size 3,13x1,53)
Bagno : 4 sq.m. (size 2,30x1,91)	Lavanderia : 5 sq.m. (size 1,50x3,44)
Lunch Room : 37 sq.m. (size 4,95x7,40)	























