



COLDWELL BANKER

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Apartment for sale in Tarquinia Clementina € 95.000 Ref. CBI018-703-30331



50 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

In the Clementina area, and precisely in Via G. Oberdan, we offer for sale a semi-detached apartment of 47 m2, located on the first floor, with a large PANORAMIC balcony overlooking the sea.

The property is located close to the walls of the historic centre, adjacent to the elementary schools and the large car park present and a very short distance from the main commercial activities, it is located on the first and last floor of a very small building consisting of only two residential units.

The apartment, with access from an external staircase, is spread over a single level and consists of a living room with kitchenette, hallway with a comfortable built-in wardrobe to be used as a wardrobe which leads us to the sleeping area which is made up of a double bedroom, a bedroom and bathroom with shower and storage room. Both the living area and the master bedroom are equipped with a French window which allows access to the external balcony, from which you can enjoy a good aperitif while enjoying the beautiful panorama that ranges from the Tuscan archipelago to the inlets of Sant'Agostino, and thanks to the exposure towards the sea, the house enjoys excellent brightness.

Given the recent construction of the property, and the constant routine maintenance, everything is in an excellent state of maintenance, equipped with independent methane heating and double-glazed PVC window frames. The real estate unit is rented with an excellent annual income, with a profitability of 4.57%, making this real estate unit an excellent investment!

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Certification

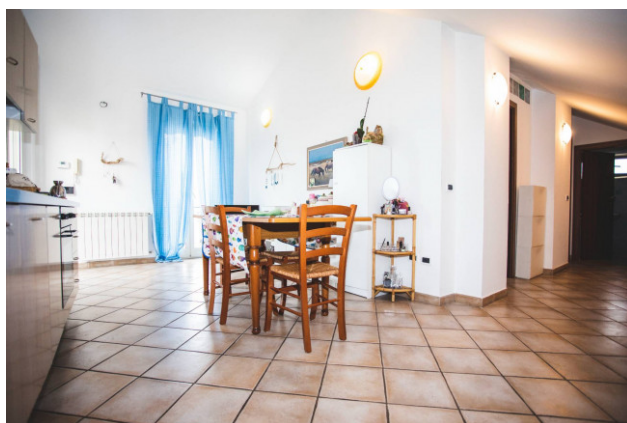
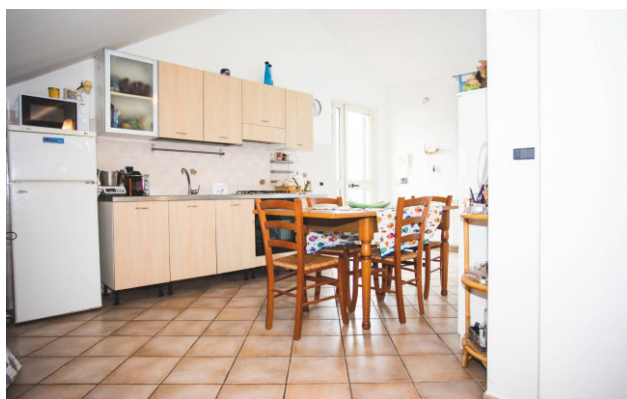
Energy Class: Not available

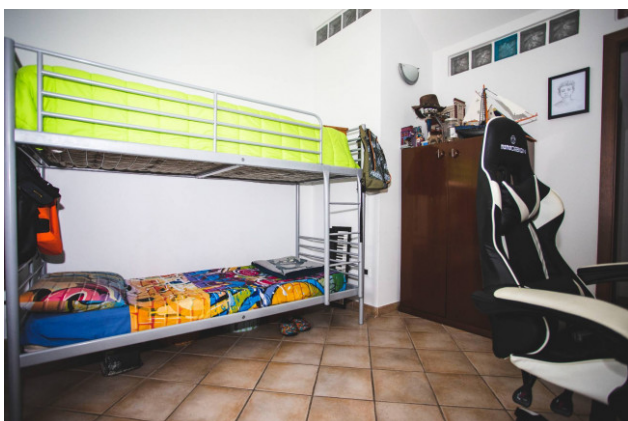
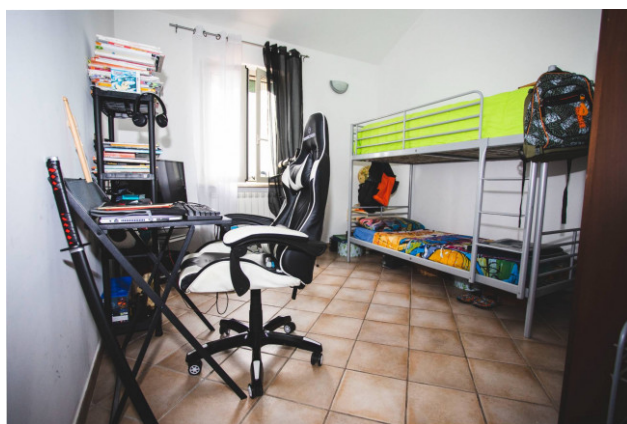
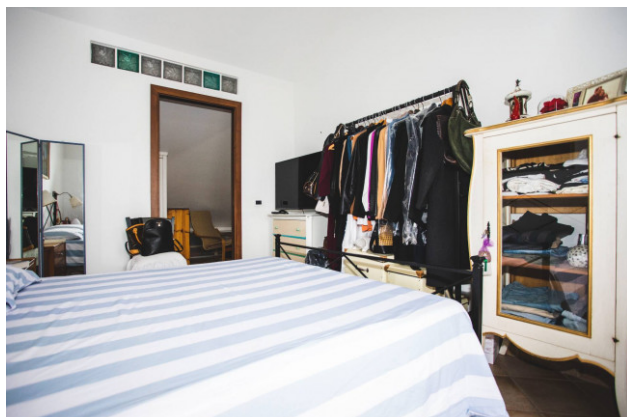
Features

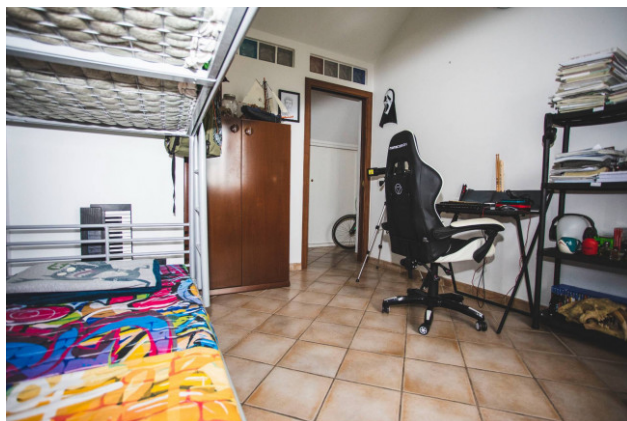
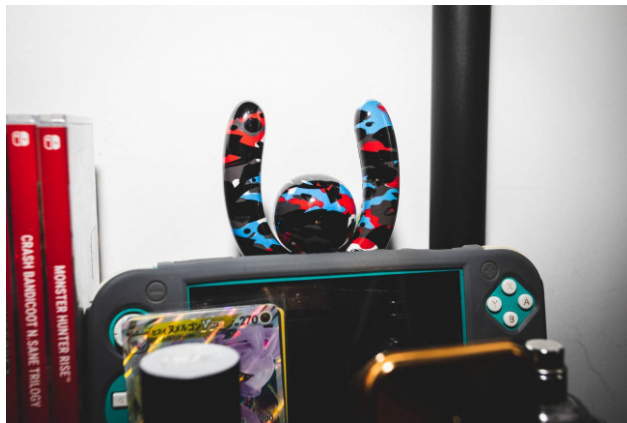
Property ID: CBI018-703-30331	Contract: Sale
Categoria: Apartment	Address: Via Guglielmo Oberdan, 10
Zip Code: 1016	Municipality: Tarquinia
Zona: Clementina	Total sqm: 50 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Excellent
Floor: 1	Total floors: 2
Independent heating: Heating	Suitable for Students: Yes
Date of construction: 2003	Current Status: Rented
Balconies: Present	Sea distance: 6.000 meter
Kitchen: Kitchenette	: Yes

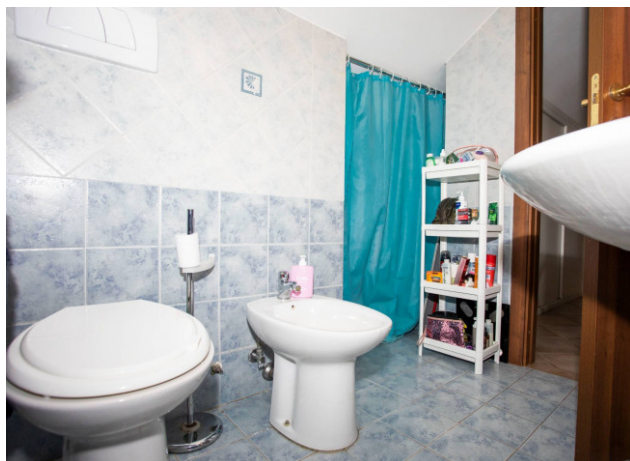
Rooms

Soggiorno/Sala da pranzo : 17 sq.m. (size 3,20x5,20)	Corridoio : 4 sq.m. (size 1,23x3,30)
Camera da letto : 11 sq.m. (size 3,80x2,90)	Camera Bimbi : 12 sq.m. (size 3,05x0,94+2,30x4)
Bagno : 3 sq.m. (size 1,45x2,10)	

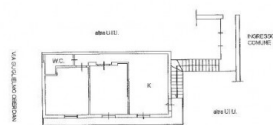








Abitazione
H: 2.80



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