



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

Via Aurelia Tarquinia, 37 - 01014 Montalto di Castro (VT)

(+39) 0766 395292

Chalet for sale in Gallese

€ 105.000

Ref. CBI105-1492-290



100 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

GALLESE □ VITERBO □ LAZIO

On the main access road to the town, in a residential area and not far from services, single-family house of approximately 80 m2 composed as follows: entrance, kitchen with chimney, living room, two bedrooms and a bathroom. There is the possibility of remodeling the rooms according to your needs, given that most of the walls are partitions. The property needs to be renovated, except for the roof which has been redone.

The main building is completed by a basement of approximately 40 m2.

On the 2,230 m2 of land owned, there are two other buildings, one of which is used as a warehouse with fireplace, and the other small one conceived in the past as a shelter for animals.

Still on the land owned, an area is suitable for building; therefore there is the possibility of building another property of approximately 2,500 m3, or of increasing the volumetric development of the existing one.

Excellent solution for those who want their independence, or ideal for spending weekends in the open air away from the chaos of the city, but at the same time not far from the capital.

Gallese is one of the numerous and characteristic villages of the Viterbo area, perched on a tufaceous spur (where there is the ancient

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VAT 04954530962



Palazzo Ducale, which between the end of the 19th century and the beginning of the 20th century was the property of Countess Maria Hardouin, wife of the famous Gabriele D 'Annunzio)

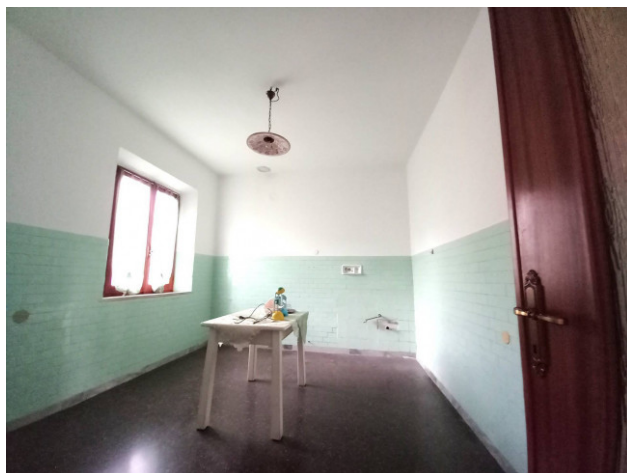
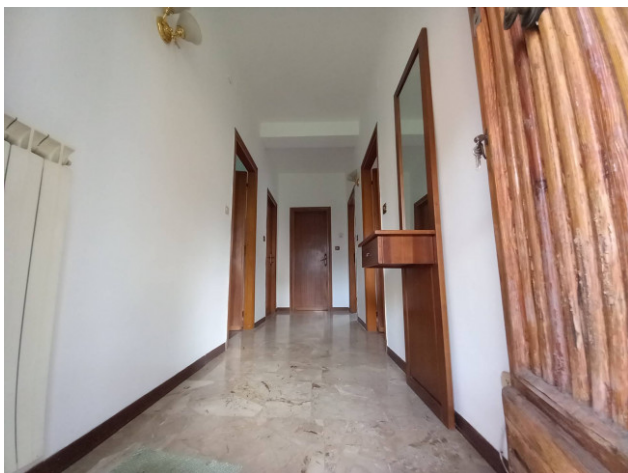
Distances in kilometres: 7 A1 motorway exit, 78 Rome, 32 Viterbo, 69 Orvieto, 28 the lake, 79 the sea.

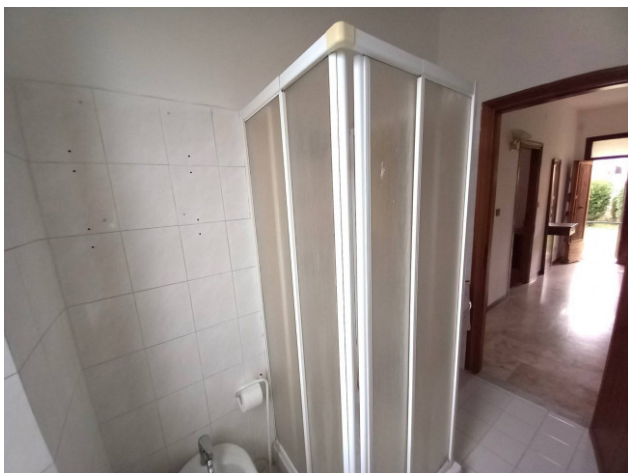
Certification

Energy Class: G

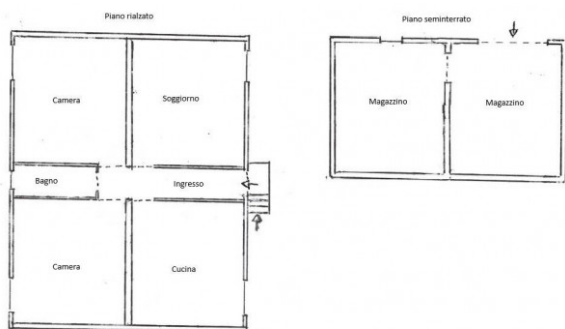
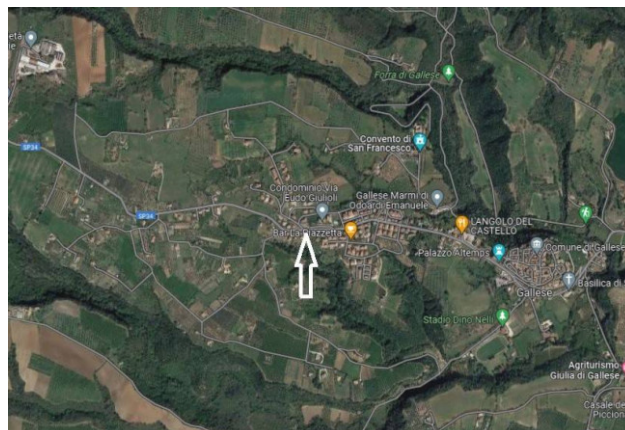
Features

Property ID: CBI105-1492-290	Contract: Sale
Categoria: Chalet	Address: Eudo Giulioli, 47
Zip Code: 1035	Municipality: Gallese
Total sqm: 100 sq.m.	Livable surface: 80.00
Bedrooms: 2	Bathrooms: 1
Rooms: 5	Internal condition: To be renovated
Floor: Mezzanine	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1960	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen
: Yes	







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