



## Two-family villa for sale in Tarquinia

Il Piano

€ 365.000

Ref. CBI018-404-43657



**330 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7**

Elegant semi-detached villa for sale in Tarquinia, located in the "Il Piano" residential area, ideal for those looking for a home surrounded by greenery but still close to services.

Built in 1984, the property is in good condition with a curtain facade, offering a total of 330 square meters spread over several floors, offering large spaces and a rational internal layout, ideal for a large family or for those who love to host friends and relatives .

On the ground floor, crossing the entrance door we find a comfortable double living room, and there is a balcony and a habitable terrace, perfect for enjoying moments of relaxation in the open air, a large kitchen, a bathroom serving the area day, a hallway that leads us to the two bedrooms and the bathroom with tub.

On the first floor, however, there are two excellently sized bedrooms, a bathroom and a comfortable attic room that is excellent for use as a playroom for the little ones or as a relaxation room to enjoy a good film in complete tranquility!

In the basement, with access from an internal staircase or via an external access ramp, we find a double garage, three uncovered parking spaces for convenient management of your vehicles, and a warehouse, ideal for storing tools and materials, currently used as a tavern for dinners and moments of conviviality with relatives and friends.

The villa is exposed on three sides, is in fact very bright and allows you to enjoy a splendid view of the surrounding private garden.

Here you can spend pleasant moments of relaxation, let your children play freely outdoors or organize dinners and parties with friends and family.

The heating is powered by methane, through a radiator system, which guarantees optimal energy efficiency, the fixtures and windows



are made of aluminum with double glazing, which guarantee excellent thermal and acoustic insulation. The location of the villa is ideal, being a short distance from the town and the main communication routes, facilitating travel to other destinations.

In summary, this semi-detached villa offers an excellent opportunity for those looking for a spacious home, in good condition, with a garden and habitable terrace, in a convenient and well-served area.

Don't miss the opportunity to visit it and make it your new home.

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-404-43657	Contract: Sale
Categoria: Two-family villa	Address: VIA DEL LENTISCHIO, 4
Zip Code: 1016	Municipality: Tarquinia
Zona: Il Piano	Total sqm: 330 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 7	Internal condition: Good
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1984	Current Status: Available after the deed of sale
Balconies: Present, 8 sq.m.	Terrace: Present, 35 sq.m.
Garden: Private, 520 sq.m.	Sea distance: 6.000 meter
Kitchen: Regular Kitchen	Garage: for two cars, 52 sq.m.
: Yes	

## Rooms

Ingresso : 3 sq.m.	Salotto : 16 sq.m.
Soggiorno/Sala da pranzo : 26 sq.m.	Bagno : 5 sq.m.
Ripostiglio : 3 sq.m.	Camera Matrimoniale : 17 sq.m.
Camera da letto : 11 sq.m.	Bagno : 9 sq.m.
Corridoio : 4 sq.m.	Camera Familiare : 15 sq.m.
Camera Bimbi : 11 sq.m.	Loft : 21 sq.m.
Lunch Room : 120 sq.m.	

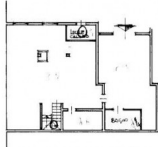
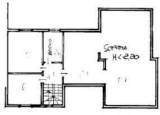












P. 64 H=2,60

