



## Apartment for sale in Viterbo Centro € 315.000 Ref. CBI006-9-332684



**110 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

### ZELLI PAZZAGLIA APARTMENT

We present the refined elegance of this apartment located in Via San Lorenzo, a residence with a classic and sophisticated soul but with contemporary charm, located in the prestigious area close to the medieval district of San Pellegrino.

#### Position:

The apartment stands out for its impeccable conditions and offers a life experience characterized by hospitality and comfort. Inserted in the historic Palazzo Zelli Pazzaglia, a period residence from the 1500s, once inhabited by noble families, the result of a total renovation completed in 2005, in full respect of the original elegance, it is currently the building that more than others, in the center historic center of Viterbo, manages to combine past and present and enhance the beauty of the surrounding context.

#### Description:

The majestic entrance of the building accompanies those who enter towards the beating heart of the building, the courtyard. In fact, a fundamental element of this enchanting place is the internal garden, well-kept and harmonious, enriched with plants and flowers, a



baptismal pool, a fountain, both original from the time and other historical finds make the environment even more evocative. A marble slab with Latin inscriptions lists prestigious historical figures who have stayed there over the centuries.

The apartment, located on the first floor with lift, a more unique than rare accessory in the buildings of the historic centre, has a surface area of 110 m<sup>2</sup>, which invites relaxation and conviviality.

The entrance opens onto a large hall where the large windows and the height of the ceilings characterize the environment of great charm and representation. The spaces are well separated, a comfortable area reserved for relaxation, the fully equipped kitchen overlooking the living room is in a perfect position for convivial moments and dinners with friends, we have a service bathroom available in the living area. The sleeping area is made up of 2 double bedrooms, the spaces are intimate and quiet, and an elegant bathroom with enveloping chromatic shades. The mezzanine is a plus that you can use according to your needs.

#### Finishes:

Wooden parquet flooring, furnishing lighting, high original coffered ceilings of the time, decorated in one room, finishes with quality materials, solid wood doors, cast iron radiators, peperino window sills, predisposition for the system alarm / predisposition for the air conditioning system / predisposition for the home theatre, generously sized windows, are the result of an accurate and careful renovation, which had the aim of creating comfortable, welcoming and functional environments where elements ancient architectural ones, dialogue with more contemporary ones, having as their sole common thread the search for beauty.

#### Who is it aimed at:

It is not a home for those just looking for a home, but for those who want to have the privilege of living in a historic home, a classy "refuge", where culture, history and architecture intertwine, certainly an undisputed investment over time, a perfectly orchestrated union of echoes of the past and contemporary visions.

Thanks to the privileged location, you will find a wide choice of clubs, restaurants, shops and places of cultural interest within walking distance. An excellent opportunity for those who want to live in a house with a unique personality immersed in the beauty of one of the most fascinating areas of Viterbo.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI006-9-332684	Contract: Sale
Categoria: Apartment	Address: Via San Lorenzo
Zip Code: 1100	Municipality: Viterbo
Zona: Centro	Total sqm: 110 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Excellent
Floor: 1	Total floors: 2
Independent heating: Heating	Lift: Yes
Current Status: Available after the deed of sale	Condominium costs: € 60
Garden: Common	Kitchen: Exposed Kitchen





















