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IMMOBILIARE NET/RE

Immobiliare NET/RE

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

(+39) 0766 395292

Two-family villa for sale in Vitorchiano

€ 310.000

Ref. CBI105-1492-317



320 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12

LAZIO □ VITERBO □ VITORCHIANO - Location PALLONE
APARTMENT IN TWO-FAMILY VILLA WITH GARDEN

Excellent and large solution in a two-family villa.

The villa is made up of two completely independent apartments. The property in question has a surface area of approximately 190 m², is located on the first floor and is divided into two levels as follows:

on the first floor there is a comfortable entrance, a dining room with fireplace, kitchenette and terrace, a double living room, two large bedrooms and two bathrooms. All rooms have their own balcony. On the upper floor, which is accessed by climbing a comfortable internal staircase, there is a living room with fireplace, a mini kitchenette, a bathroom, two bedrooms and an attic room currently used as a storage room and walk-in closet. Alone. In the basement of approximately 110 m², with access both from the outside and also from the main internal condominium staircase, we find an entrance that leads to the various rooms divided as follows: tavern with fireplace, brick oven and cellar, a bathroom, a bedroom/study and garage of approximately 20 m².

The property includes a partly exclusive garden and another area shared with the tenant of the other apartment.

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Considering the size of the real estate proposal, it is also possible to create multiple residential units.

The solution is located in a residential context of other villas and very close to all services, such as a multiplex and other types of commercial, restaurant, bar and accommodation facilities just 150 meters away, a bus stop near the villa, the Rome train station/Viterbo just 300 meters away.

Distances in kilometres: 2 km to the centre, 8 km to Viterbo, 20 km to Orte, 95 km to Rome, 21 km to the lake, 55 km to the sea.

Contact us now for more information and to make an appointment.

Certification

Energy Class: G

Features

Property ID: CBI105-1492-317	Contract: Sale
Categoria: Two-family villa	Address: via Mario Patrizi, 2
Zip Code: 1030	Municipality: Vitorchiano
Total sqm: 320 sq.m.	Livable surface: 310.00
Bedrooms: 4	Bathrooms: 4
Rooms: 12	Internal condition: To Be Cleaned
Floor: Floor	Total floors: 2
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1980	Current Status: Available after the deed of sale
Condominium costs: € 2	Balconies: Present
Terrace: Present, 120 sq.m.	Garden: Private, 400 sq.m.
Kitchen: Kitchenette	Garage: for one car













