



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
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## Terraced house for sale in Oriolo Romano

€ 176.000

Ref. CBI100-686-290208



**100 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Oriolo Romano, more precisely in via Oreste Leonardi 11, we are pleased to offer for sale a wonderful terraced house of approximately 100m<sup>2</sup> on two levels.

On the ground floor we find a large living room ideal for moments of relaxation and conviviality with an open kitchen that overlooks the lovely surrounding garden of approximately 200 m<sup>2</sup>, as well as a comfortable service bathroom.

On the upper floor, welcoming and bright, there are two bedrooms, both with private balconies, where you can enjoy the tranquility and surrounding greenery. An additional bathroom completes the sleeping area, ensuring privacy and functionality.

The property includes a parking space inside the exclusive courtyard.

This delightful residence not only offers a welcoming and functional environment, but is also just 250m from the Rome-Viterbo line train station, a stone's throw from the town center and therefore from all the main services such as schools, banks and supermarkets. The strategic position 15 minutes by car from the center of Bracciano, 30km from Viterbo and 60km from Rome, makes this property an excellent opportunity for anyone who wants to live in the heart of the Lazio countryside without giving up the proximity of the larger cities.

### Certification

Energy Class: G

EPgl<sub>nr</sub>: 175.50 kwh/□



## Features

Property ID: CBI100-686-290208	Contract: Sale
Categoria: Terraced house	Address: via Oreste Leonardi, 11
Municipality: Oriolo Romano	Total sqm: 100 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 2004
Current Status: Available after the deed of sale	Antenna : Independent
Storage	High-speed internet connection
Fastweb connection	Air conditioning
Telephone system	Shower
Wooden fixtures	Shutters
Land : 200 □	

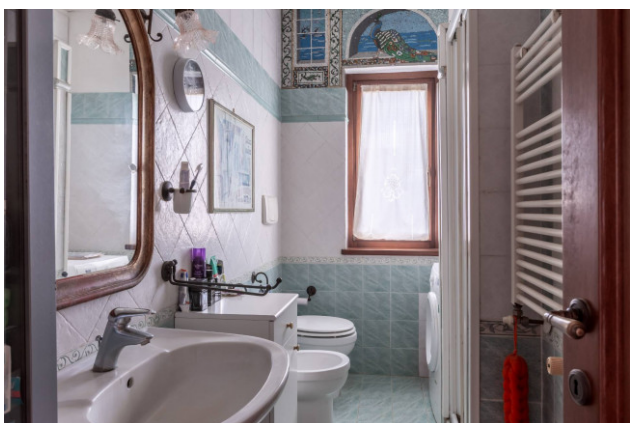
## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	

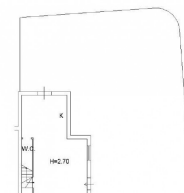




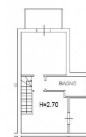








PIANO TERRA



PIANO PRIMO