



COLDWELL BANKER

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FRG & Partners

Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo (VT)

0761 332038

Apartment for sale in Viterbo

Villanova

€ 159.000

Ref. CBI006-4-332725



105 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

APARTMENT IN RENEWED BUILDING WITH 110% BONUS, ENERGY CLASS B

Located in the Villanova area, a short distance from the commercial and university centre, this 105 m2 apartment is located on the fifth and top floor with lift of a building recently redeveloped thanks to the 110% bonus works. The property offers a bright and spacious environment, with a welcoming living room, a kitchen complete with service bathroom, three bedrooms, a further bathroom and two balconies. The property includes an 18m2 garage.

The building has undergone significant improvements, including cladding with a thermal coat, the replacement of fixtures and the installation of a new boiler, thus ensuring a comfortable and modern environment.

This property could be aimed at different categories of people:

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Piazza delle Erbe, 21 - Via Cairoli 28 - Viterbo (VT) - 0761 332038

viterbo@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



1. University students: Given its proximity to the university center, students may find this location convenient due to its convenience and accessibility to services.
2. Young professionals: The area is also ideal for young workers who want to be close to the shopping center and have easy access to public transport and commercial activities.
3. Families: The three bedrooms and two bathrooms make this apartment also suitable for families looking for a comfortable and well-organised space.
4. Real estate investors: Given the recent redevelopment of the building and the presence of the garage, it could be interesting for real estate investors looking for properties with growth potential and a good rental yield.

Thanks to its location in one of the most sought after areas of Viterbo, the property offers the convenience of having all the necessary services close at hand, such as shops, supermarkets, schools and public transport.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI006-4-332725	Contract: Sale
Categoria: Apartment	Address: Via Igino Garbini
Zip Code: 1100	Municipality: Viterbo
Zona: Villanova	Total sqm: 105 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: 5	Total floors: 5
Independent heating: Heating	Lift: Yes
Current Status: Available after the deed of sale	Balconies: Present
Kitchen: Regular Kitchen	Garage: for one car, 18 sq.m.



