



## Townhouse for sale in Tarquinia Centro Storico € 340.000 Ref. CBI018-404-43687



**220 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 8**

In the upper part of the historic centre, and precisely in Via San Leonardo, we offer for sale an independent 220m2 townhouse with a private courtyard.

The property is located a few meters from the Church of San Francesco and a very short distance from Via Garibaldi, a strategic position both for its proximity to the main commercial streets of the historic center of Tarquinia and for the presence of two large car parks.

The property, distributed on two levels, boasts a large size which is distributed in a large entrance hallway, lounge with fireplace, kitchen with pantry, study, laundry room and service bathroom on the floor; from the kitchen and the study there is access to the external area which measures 40 m2, and allows you to live life outdoors enjoying a lot of privacy and privacy. Also on the ground floor we find a 10 m2 warehouse room, very useful for storing materials and tools for cleaning and ordinary management of the house. Going along the granite staircase present you reach the first floor, where we find the double living room characterized by the imposing stone fireplace transformed into a thermo-fireplace, a small bedroom, a comfortable master double bedroom equipped with walk-in closet and en-suite bathroom, other two bedrooms of good size and a bathroom serving the entire floor.

Thanks to the recent renovation carried out with a conservative method and constant routine maintenance, everything is in an excellent state of maintenance, characterized by typical materials of the historic center such as light Tuscan terracotta, cross and barrel vaults, exposed macco walls and arches in stone surrounding some internal doors and some windows on the entrance façade. The property is equipped with a thermo-independent methane heating system, in addition to air heating powered by the thermo-



fireplace and air conditioning in the rooms on the first floor.

If you are looking for a large property, renovated, characteristic and equipped with a private outdoor space, don't miss this opportunity, contact us to book your visit!

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-404-43687	Contract: Sale
Categoria: Townhouse	Address: Via San Leonardo, 29/31
Zip Code: 1016	Municipality: Tarquinia
Zona: Centro Storico	Total sqm: 220 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 8	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 2
Independent heating: Heating	Date of construction: 1967
Current Status: Available after the deed of sale	Garden: Private, 40 sq.m.
Sea distance: 6.000 meter	Kitchen: Regular Kitchen

## Rooms

Ingresso : 8 sq.m.	Soggiorno/Sala da pranzo : 29 sq.m.
Studio : 9 sq.m.	Lavanderia : 13 sq.m.
Bagno : 5 sq.m.	Altro : 14 sq.m.
Salone Doppio : 60 sq.m.	Bagno : 6 sq.m.
Studio : 10 sq.m.	Armadio/Guardaroba : 5 sq.m.
Camera con Bagno : 17 sq.m.	Bagno : 5 sq.m.
Camera da letto : 14 sq.m.	Camera Matrimoniale : 12 sq.m.





















