



COLDWELL BANKER

FRG & PARTNERS

FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia (VT)
(+39) 0766 842441

Two-family villa for sale in Tarquinia

Campagna

€ 320.000

Ref. CBI018-703-43693



120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

In a hilly position a short distance from the town, in Bandita San Pantaleo, we offer for sale a panoramic semi-detached villa of 120 m2 distributed over 2 levels, with a 120 m2 warehouse in the basement, private garden and 1 hectare of land for exclusive use.

The property is located in a countryside area 5 km from the historic centre, surrounded by fields and nature, and enjoys a 360° panorama that ranges from the Tuscan Archipelago to the Mediterranean scrub; a short distance away there are other houses, so you can live a life in peace without being isolated, while maintaining privacy and confidentiality.

The house is equipped with a pedestrian entrance and a driveway, which allows you to park multiple cars inside the private property, given the presence of a paved area, via a driveway you reach the entrance of the villa.

Once through the door, we are welcomed by the large living room with fireplace and pellet stove, from which through a French window you have access to the large terrace where you can enjoy lunches and dinners outdoors while enjoying the beautiful view. panorama towards the sea; To complete the living area we find a comfortable eat-in kitchen. Also on the ground floor, through the hallway you have access to the double bedroom equipped with a large walk-in closet with window and to the bathroom with shower serving the entire floor.

The masonry staircase in the living room leads to the first floor where we find a comfortable hallway currently set up as a relaxation area, a master bedroom with a private terrace overlooking nature, a second good-sized bedroom and a bathroom with shower.

Given the recent age of the construction and the constant routine maintenance, everything is in an excellent state of maintenance, equipped with a thermo-independent heating system that can be powered by LPG or via the pellet stove, a solution that can also be

FRG & Partners

Corso Vittorio Emanuele 25 - Tarquinia (VT) - (+39) 0766 842441
tarquinia@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



used for the production of domestic hot water, the windows are made of double-glazed PVC and all the shutters are armored. Furthermore, the property is equipped with a 6 kW photovoltaic system and an external thermal insulation, fundamental elements for energy saving.

Via an external staircase in the garden you have the possibility of accessing the basement where we find the warehouse of approximately 120 m2, very useful for all the tools for garden maintenance, for the storage of pellets and wood for the fireplace. If you are looking for a panoramic villa not far from the town that does not require renovation work, don't miss this opportunity!

Certification

Energy Class: Not available

Features

Property ID: CBI018-703-43693	Contract: Sale
Categoria: Two-family villa	Address: Località Bandita San Pantaleo, snc
Zip Code: 1016	Municipality: Tarquinia
Zona: Campagna	Total sqm: 120 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
No architectural barriers: Yes	Date of construction: 2002
Current Status: Available after the deed of sale	Terrace: Present, 15 sq.m.
Garden: Private, 950 sq.m.	Sea distance: 7.000 meter
Kitchen: Regular Kitchen	: Yes

Rooms

Ingresso : 5 sq.m. (size 2,47x1,95)	Sala/Soggiorno : 30 sq.m. (size 5,85x5,07)
Ripostiglio : 2 sq.m. (size 1,43x1,30)	Corridoio : 2 sq.m. (size 1,69x1,04)
Camera da letto : 19 sq.m. (size 4,03x4,03+2,21x1,43)	Armadio/Guardaroba : 7 sq.m. (size 2,21x3,38)
Bagno : 5 sq.m. (size 2,34x2,34)	Camera Familiare : 16 sq.m. (size 4,94x3,25)
Camera da letto : 9 sq.m. (size 2,73x3,38)	Corridoio : 8 sq.m. (size 1,04x1,82+2,34x2,73)
Bagno : 3 sq.m. (size 1,69x1,82)	









