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FRG & PARTNERS

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Apartment for Sell in Viterbo - Area: Grotticella - Roncone - Pietraro

📍 Via del Carnaro, Viterbo, 01100 (VT)

135.000€



Contact info



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Description

Note on the images: To give you an immediate sense of the available volumes and spaces, the photos have been edited by removing everyday objects. A little visual aid to help you imagine your new home right away!

Located in one of the city's most strategic and well-served areas, precisely on Via del Carnaro (between the Cappuccini and Grotticella neighborhoods) and directly opposite the Santa Maria in Gradi university campus, we offer for sale a 125 sq m apartment.

The property is located on the second floor (without a lift) of a building that will soon benefit from a major renovation, thanks to the already approved project for the facade renovation.

The Interior Spaces (To Be Renovated)

The apartment represents the ideal blank canvas for those who wish to customize the finishes and layout of the rooms according to their tastes or investment needs.

The current internal layout includes:

Living Area: Entrance hall, double living room (with the possibility of easily creating a third bedroom), and eat-in kitchen featuring a fireplace. Sleeping Area: 2 large double bedrooms and a study (perfect for smart working). Bathrooms: 2 bathrooms (one of which is a guest bathroom). Outdoor Spaces: 2 balconies (one of which is currently a veranda and used as a kitchenette).

Appliances and Accessories

The property is exceptionally complete and includes 3 extra spaces:

GarageCellarStorage room located on the fourth floor.

Why Choose This Property?

Strategic Location: The immediate proximity to the University of Santa Maria in Gradi makes it perfect both as a primary residence for families and as a highly profitable investment for renting to students.

Renovated Building: The facade renovation already approved will enhance the aesthetic and commercial value of the entire building without incurring any unexpected costs.

Contact us to schedule an appointment and discover the full potential of this property!

Details



Property ID: CBI006-11-333098



Surface: 125.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: G



Bedrooms: 3

Property Features



Floor: 2



Conservation status: **To be renovated**



Current condition: **Free upon deed**



Surface: **125.00 m²**



Rooms: 4



Bedrooms: 3



Bathrooms: 2



Kitchen: **Habitable**



Position: **Semi-central**



Balconies: **Presente**



Shower: **Yes**



Garage: **Single**



Fireplace: **Yes**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





