Coldwell Banker FRG & Partners
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Rustic/Farmhouse/Court for Sell in Tarquinia - Area: Campagna

Località Santa Maria, Viterbo, 01016 (VT)

175.000€

Contact info

Coldwell Banker FRG & Partners
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Description

Characteristic 200 sq m farmhouse with 3 hectares of land – Tarquinia, Santa Maria
Discover the authentic charm of the Lazio countryside with this characteristic 200 sq m farmhouse on two levels, immersed in an oasis of tranquility and nature. Located in the picturesque agricultural area of Santa Maria, just 10 km from Tarquinia and Monte Romano, this property offers a perfect blend of rustic charm and modern comforts, nestled in a unique setting just a short distance from the Ara della Regina archaeological site and the famous Etruscan necropolises.
The property extends over two versatile levels, ideal for accommodating two families thanks to its independent entrances. The ground floor features modern and elegant spaces, completely renovated with residential-level finishes. This level, although registered as a warehouse, has been impeccably finished and comprises a living room, a functional kitchen, two bedrooms, and a bathroom.
The first floor, accessible both internally and via a separate external staircase, features a bright living room with an open-plan eat-in kitchen, which opens onto a splendid panoramic terrace with breathtaking views of the surrounding countryside. A hallway leads to the sleeping area, consisting of two spacious double bedrooms (one with a convenient walk-in closet) and a modern bathroom. The property features PVC window frames on the ground floor and aluminum on the first floor, and is equipped with independent LPG heating, perfectly complemented by a pellet stove, a wood stove, and a large traditional fireplace.
The exterior is designed to fully enjoy outdoor living, starting with the private, fully fenced garden. The property also includes three hectares of non-irrigated agricultural land, home to 35 fully productive olive trees, another 30 four-year-old trees—ideal for those wishing to produce their own oil—and fruit trees. The farmhouse's exterior, while structurally sound and problem-free, is in need of modernization, offering the opportunity to customize the home's aesthetics to suit your taste.

Details

Property ID: CBI018-108-43861	Surface: 200.00 m²
Rooms: 5	Bathrooms: 2
Energy Class: F EP glnr: 211.98 kwh/m²	Bedrooms: 2

Property Features

- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 200.00 m²
- Rooms: 5
- Bedrooms: 2
- Bathrooms: 2
- Kitchen: Habitable
- Position: Agricultural area
- Shower: Yes
- Parking space: Covered
- Garden: Private,
- Fireplace: Yes
- Terrace: Present

Images

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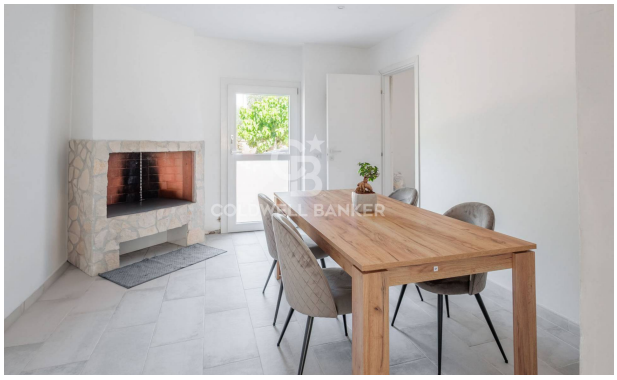
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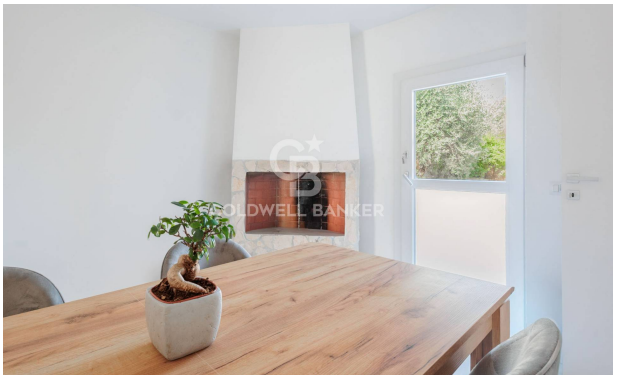
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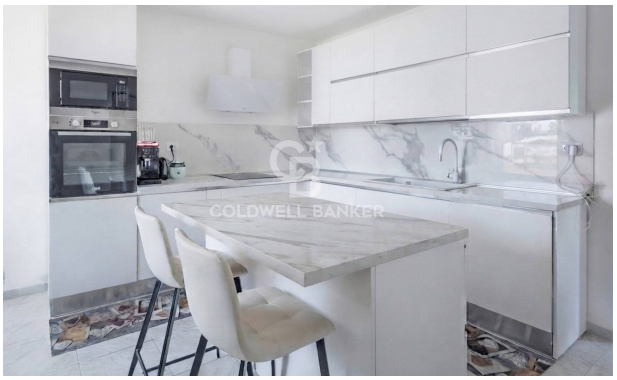

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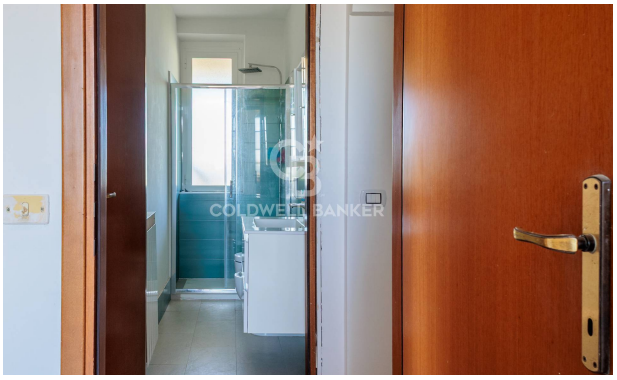
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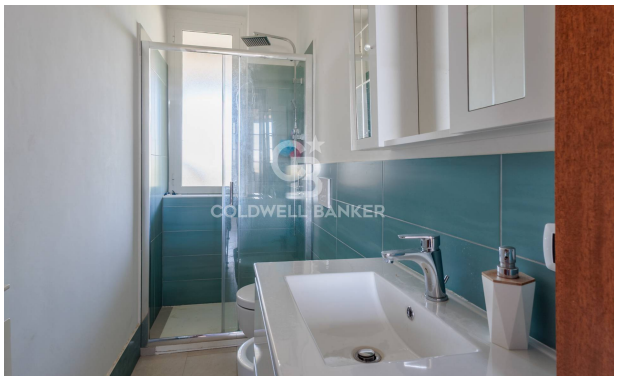
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