Coldwell Banker FRG & Partners
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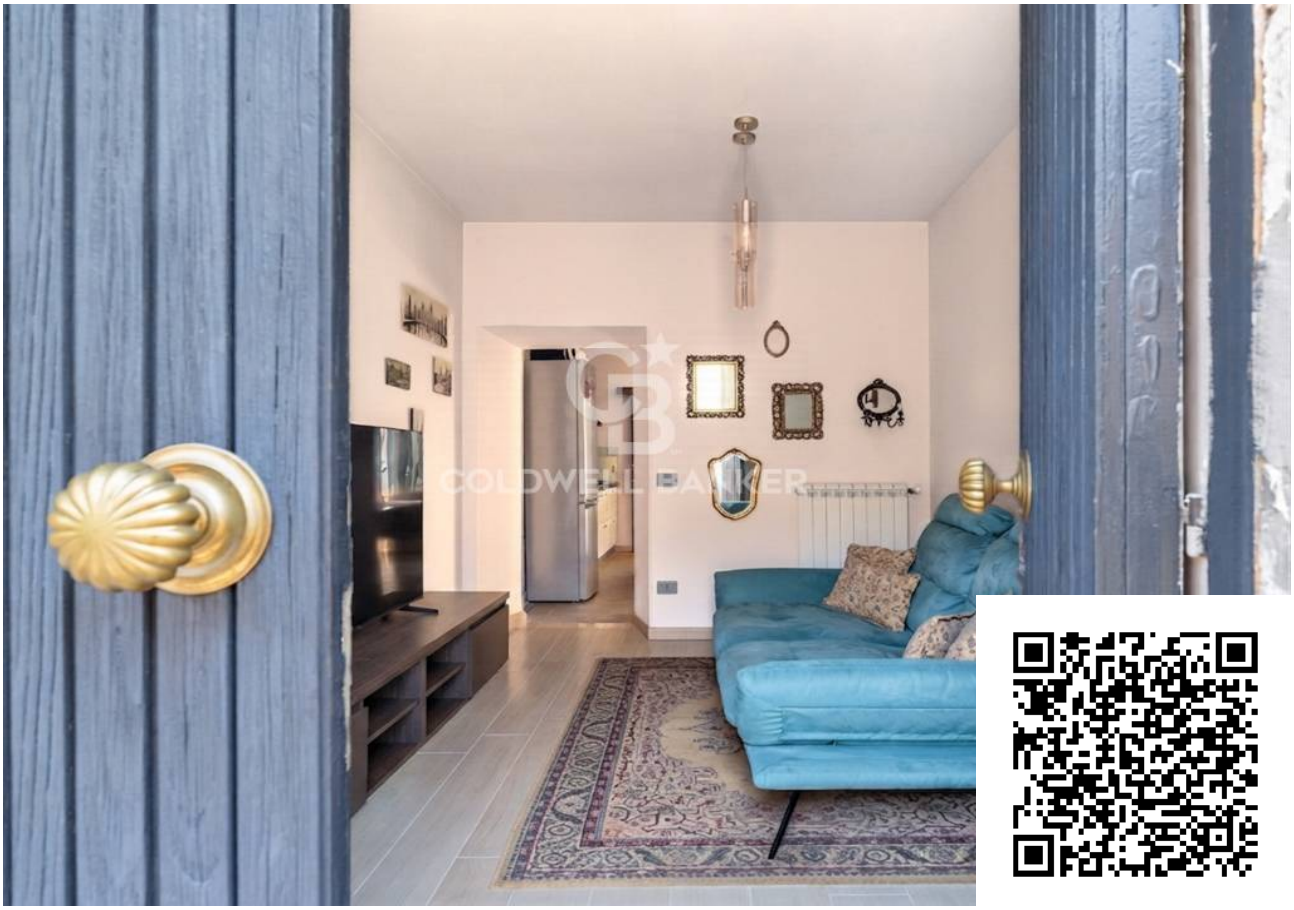
Apartment for Sell in Tarquinia - Area: Clementina

Via Pietro Ghignoni, Viterbo, 01016 (VT)

129.000€



Contact info

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Description

Renovated Apartment with Semi-Independent Entrance and Parking – Clementina Area
In the heart of the Clementina district, one of Tarquinia's most sought-after areas, we offer for sale a bright, recently renovated apartment comprising a living room, eat-in kitchen with a small balcony, two double bedrooms, and a bathroom. It is located on the first and top floor of a small building with only four units.
This property on Via Pietro Ghignoni perfectly combines independence with maximum daily convenience: located on a quiet, traffic-free street, it enjoys an old-world tranquility, yet is just 50 meters from all major businesses and about 100 meters from the historic city walls. Important technical note for buyers: the current energy certificate indicates Class G, but it refers to the state prior to the complete renovation, which radically improved the home's efficiency.
The semi-independent entrance ensures maximum privacy and the absence of crowded common passageways. The external staircase leads to the home, where the 75 square meters of interior space are functional and airy. The living area welcomes guests into the entrance hall, separated from the eat-in kitchen, which offers a convenient outdoor area. The sleeping area, ideal for privacy, features two spacious double bedrooms and a modern bathroom with a shower. The property also boasts a well-maintained shared courtyard, providing convenient parking.
The recent and complete renovation has completely revitalized the property, which is now in perfect condition, ready to move into and ideal for those seeking a move-in ready home. Every detail is designed for modern comfort, thanks to the independent natural gas heating system, fully air-conditioned rooms, and state-of-the-art PVC windows with double glazing for perfect insulation. Condominium fees are minimal and limited exclusively to the maintenance of the courtyard, which is regularly maintained by a professional gardener. This is a rare option, perfect for those who want to live close to amenities while still enjoying the tranquility of an exclusive setting.

Details

Property ID: CBI018-108-43866	Surface: 75.00 m²
Rooms: 3	Bathrooms: 1
Energy Class: G EP glnr: 267.01 kwh/m²	Bedrooms: 2

Property Features

- Floor: 1
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 75.00 m²
- Rooms: 3
- Bedrooms: 2
- Bathrooms: 1
- Kitchen: Habitable
- Position: Central
- Shower: Yes
- Parking space: Uncovered
- Garden: Common,

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

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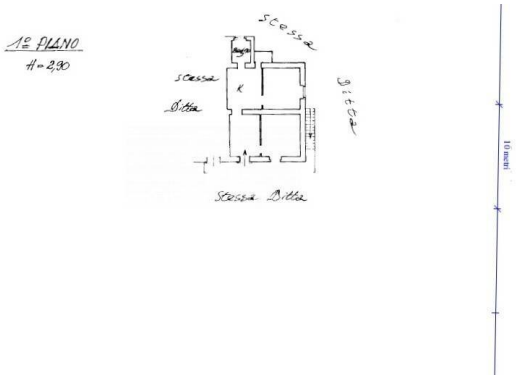
1° PIANO
H=2,90
Stessa Ditta
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10 metri