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# Villa for Sell in Tarquinia - Area: Campagna

Località Bandita San Pantaleo, Viterbo, 01016 (VT)

430.000€



## Contact info



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# Description

Just 3 km from the historic center of Tarquinia, in the Bandita San Pantaleo area, we offer for sale a 210 sq m detached villa on one level, with a 75 sq m garage, a 40 sq m basement, a 1,500 sq m fenced garden, and approximately two hectares of irrigated land with productive olive trees.

The property is located in a quiet, secluded countryside setting, yet conveniently connected to the town. Access is via a private road leading to a driveway and a large paved courtyard, ideal for parking and welcoming guests.

The villa is designed to be lived in naturally: spacious, bright, and well-organized rooms. The double living room, characterized by elegant arches, connects with the garden and creates a welcoming and dramatic space. The comfortable and bright eat-in kitchen overlooks the exterior, where a wooden canopy and wood-burning oven become the heart of outdoor living.

The sleeping area is private and functional, with multiple bedrooms, a study, and spacious bathrooms, including a master suite with ensuite bathroom. The finishes, materials, and state of repair reflect a solid, well-maintained, and move-in ready home.

The property includes a tavern finished to match the living quarters, connected internally, a large garage with photovoltaic system, and an outdoor area that connects the garden and agricultural land, offering privacy, space, and quality of life.

An ideal solution for those seeking independence, nature, and comfort, just minutes from Tarquinia.

# Details



Property ID: CBI018-404-43847



Surface: 210.00 m<sup>2</sup>



Rooms: 7



Garden: Privato, 1.300 sqm



Bathrooms: 3



Bedrooms: 4

# Property Features



Floor: Ground floor

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Conservation status: **Excellent**

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Current condition: **Free upon deed**

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Surface: 210.00 m<sup>2</sup>

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Rooms: 7

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Bedrooms: 4

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Bathrooms: 3

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Kitchen: **Habitable**

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Position: **Peripheral**

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Shower: **Yes**

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Parking space: **Uncovered**

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Garage: **Triple**

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Garden: **Private, 1.300 sqm**

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Fireplace: **Yes**

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# Images











