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

📍 Via Guglielmo Oberdan, Viterbo, 01016 (VT)

95.000€



Contact info



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Description

In the Clementina area, and precisely in Via G. Oberdan, we offer for sale a semi-detached apartment of 47 m2, located on the first floor, with a large PANORAMIC balcony overlooking the sea.

The property is located close to the walls of the historic centre, adjacent to the elementary schools and the large car park present and a very short distance from the main commercial activities, it is located on the first and last floor of a very small building consisting of only two residential units.

The apartment, with access from an external staircase, is spread over a single level and consists of a living room with kitchenette, hallway with a comfortable built-in wardrobe to be used as a wardrobe which leads us to the sleeping area which is made up of a double bedroom, a bedroom and bathroom with shower and storage room. Both the living area and the master bedroom are equipped with a French window which allows access to the external balcony, from which you can enjoy a good aperitif while enjoying the beautiful panorama that ranges from the Tuscan archipelago to the inlets of Sant'Agostino, and thanks to the exposure towards the sea, the house enjoys excellent brightness.

Given the recent construction of the property, and the constant routine maintenance, everything is in an excellent state of maintenance, equipped with independent methane heating and double-glazed PVC window frames. The real estate unit is rented with an excellent annual income, with a profitability of 4.57%, making this real estate unit an excellent investment!

Details

 Property ID: CBI018-703-30331	 Surface: 50.00 m²
 Rooms: 3	 Bathrooms: 1
 Energy Class: ND - Non Disponibile	 Bedrooms: 2

Property Features



Floor: 1



Conservation status: **Excellent**



Current condition: **Leased**



Surface: 50.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: **Kitchenette**



Position: **Central**



Balconies: **Presente**



Shower: **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





