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

📍 Via dei Velka, Viterbo, 01016 (VT)

170.000€



Contact info



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Description

In the heart of one of Tarquinia's most desirable areas, where convenience and centrality blend in a rare balance, this real estate offering combines quality living with a solid investment opportunity. Located on Via dei Velka, just steps from the hospital, the post office, and all major businesses, this setting makes spending time more valuable and simplifies life. The 80 sq m apartment, located on the third floor (with elevator) of a well-maintained brick building, is spread entirely over one level, offering airy and well-arranged spaces. The home welcomes you with a traditional entrance hall leading to the large, bright and comfortable living room, enhanced by access to the first balcony: a perfect outdoor space for relaxing or enjoying al fresco breakfasts. The balcony is also shared by the eat-in kitchen, which is separate from the living room and functional in its size.

The hallway leads to the sleeping area, consisting of two spacious bedrooms-one double and one generously sized single-both with access to the second, large balcony that provides natural light and space. The property also includes a comfortable and well-maintained bathroom with a window and bathtub.

The entire apartment is in excellent condition, preserving the charm of the original marble and terrazzo flooring, a detail that adds character without compromising practicality, thanks to the constant care received over time. Further enhancing the property are independent natural gas heating, air conditioning, double-glazed aluminum window frames, double-glazed French windows, and grilles. Completing the property's amenities is a convenient cellar on the ground floor. The property is currently rented under a regular monthly lease agreement for €600, expiring in March 2027. This established, stable, and documented income guarantees investors a gross yield of 4.24%, a rare find in such a central and sought-after location.

This solution therefore represents a perfect balance between residential value and financial return: ideal for those seeking a solid and immediately productive investment, as well as for those who, in the future, dream of living in one of the most convenient and well-served areas of Tarquinia.

Details



Property ID: CBI018-92-43836



Surface: 80.00 m²



Rooms: 4



Bathrooms: 1



Energy Class: E EP glnr: 108.44 kwh/m²



Bedrooms: 2

Property Features



Floor: 3



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: 80.00 m²



Rooms: 4



Bedrooms: 2



Bathrooms: 1



Kitchen: **Habitable**



Position: **Central**



Elevator: 1



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









