



COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia
P.IVA e C.F.: 01916550567
Tel.: (+39) 0766 842441

Rustic/Farmhouse/Court for Sell in Tuscania - Area: loc. Montebello

Località Montebello, Viterbo, 01017 (VT)

158.000€



Contact info



Coldwell Banker FRG & Partners

Roldano Vandini

Phone: (+39) 0766 842441

Mobile: (+39) 3356607289

Email: roldano.vandini@cbitaly.it

Description

The authentic charm of Maremma: a blank canvas for your Tuscania dreams.

For sale in Tuscania, in the beautiful and quiet Montebello area, we offer an authentic farmhouse, formerly part of the Maremma Board, measuring 140 square meters in total, surrounded by a fenced garden of approximately 3,300 square meters, complete with an original wood-burning oven and pigsty.

The property, spread over two levels, comprises three large independent warehouses totaling seventy square meters on the ground floor and a first floor apartment of the same size accessible by an external staircase. The apartment comprises a hallway, living room with fireplace, kitchenette, two double bedrooms, a single bedroom, and a bathroom. This property represents the ideal opportunity for those seeking a place where time seems to have stood still and where the greenery of the Tuscan-Lazio countryside marries the rejuvenating peace of nature.

The property boasts a very rare feature compared to common country houses, as the renovation does not involve any structural aspects of the building, which is solid and in excellent overall condition. The work required is limited exclusively to the choice of finishes, materials, or a possible reorganization of the interior spaces, thus offering a truly blank canvas to customize according to your personal taste and needs, without the anxiety or expense of invasive construction work. The versatility of the interior and exterior spaces offers extraordinary potential. The three large storage rooms on the ground floor lend themselves to being transformed into a splendid party space, an art studio, or a guesthouse, while the large outdoor garden area guarantees maximum privacy and space for outdoor living, enhanced by the charm of the original wood-fired oven for unforgettable convivial dinners.

Located in a predominantly agricultural area where peace and quiet reign supreme, yet just a short distance from the historic villages of Tuscania and Tarquinia, this farmhouse is the perfect choice for those seeking an escape from the hustle and bustle of the city, for those seeking a characterful primary residence, or for those looking to invest in a charming accommodation in the heart of Tuscia. Contact us to discover the potential of this property and start planning your new life in the countryside.

Details

 Property ID: CBI018-92-43859	 Surface: 140.00 m²
 Rooms: 4	 Garden: Privato, 3.300 sqm
 Bathrooms: 1	 Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 140.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 1



Kitchen: Small kitchen



Position: Agricultural area



Parking space: Uncovered

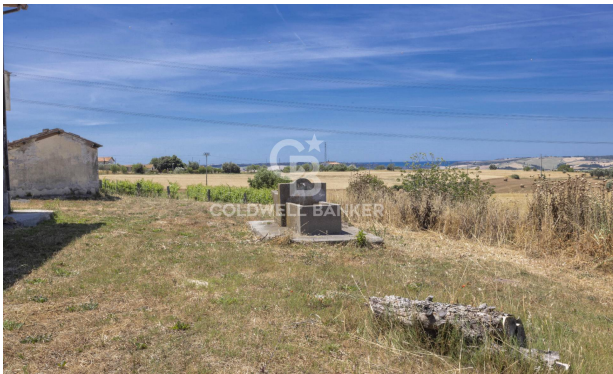


Garden: Private, 3.300 sqm

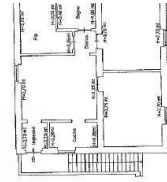
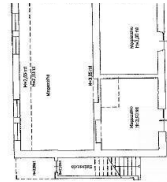


Fireplace: Yes

Images







PIANO TERRA

PIANO TERRA

