FRG & Partners
via aurelia 252/254 - 00058 Santa Marinella
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Villa for Sale in Tarquinia
Campagna
€ 1.490.000
Ref. CBI078-3031-43786



330 sq.m | Bathrooms: 8 | Bedrooms: 10 | Rooms: 13

Located in Lazio in the province of Viterbo, Tarquinia is an ancient Etruscan city famous as a UNESCO World Heritage Site for its Monterozzi Necropolis, renowned for its frescoed tombs. The medieval village boasts towers, walls, the National Etruscan Museum in Palazzo Vitelleschi, and a beach resort 5 km from the center, known for its dark volcanic sand beaches and numerous beach clubs.

In the splendid setting of its countryside, just 4 km from the city, we offer for sale a farmhouse with an outbuilding and land of approximately 4 hectares.
The property is currently used as an AGRITURISMO business, immersed in the surrounding countryside, with private parking also covered by an iron roof with solar panels.

The main building, CASALE, features two luxurious suites equipped with LCD TVs, Wi-Fi, minibars, safes, and bathrooms. The living area, complete with a charming fireplace, sofa bed, and mezzanine, comprises a kitchen, three double bedrooms with bathrooms, a large glass-enclosed porch, and a fenced courtyard. An external staircase leads to the attic, which features a living room, kitchenette, bedroom with a small balcony, bathroom, and closet. The annex, located 40 meters from the farmhouse, is located near the Roman fountain. It features four double bedrooms overlooking the pond, two bathrooms, a porch, and a boiler room. It also features a garden

with a pond, a eucalyptus grove, and a mini pitch-and-put golf course.

The buildings, completed in 2010, are clad in Tuscan-style stone, feature exposed chestnut beam ceilings, David terracotta floors, and rooms with handcrafted furniture and chestnut doors made in Tuscany. All are in excellent condition, thanks to the owners' constant care and maintenance. All the spacious, bright, and finely finished rooms are equipped with underfloor heating and cooling systems. Each room also features split-system heat pumps.

The property extends over approximately 4 hectares of irrigated land, fully fenced with two driveways and a tool shed. Extremely fertile and rich in groundwater, the land is dedicated to the production and processing of Eucalyptus Cinerea and Baby Blue foliage. The farm also includes an orchard of approximately 100 trees, a Fuji and Golden Delicious apple orchard of approximately 250 trees, a vineyard, a vegetable garden, and 170 olive trees, 30 of which are centuries-old.

Its strategic location, just a few kilometers from the city center, the main roads, and the beaches of Lido di Tarquinia, surrounded by nature and close to the Saline Nature Reserve, makes this an even more attractive option for those who want to combine the tranquility of these places with the convenience of the city.

DISTANCES from: Grosseto 95 km - ROME 90 km - Fiumicino Airport 60 km - Civitavecchia 20 km - Viterbo 51 km.

"It should be noted that the property description and surface area are indicative and do not constitute a contractual element."

Certification

Energy Class: G

Property Informations

Address: Località il Sorbo	**Zip Code**: 1016
Bedrooms: 10	**Bathrooms**: 8
Rooms: 13	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Date of construction**: 2010
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private	**Sea distance**: 3.300 meter
Kitchen: Kitchenette	

















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