# Lazio

## Lubriano

Ref. 5830: Apartment in a historic building with its own tower and dream views
Asking Price: € 495.000

# Description

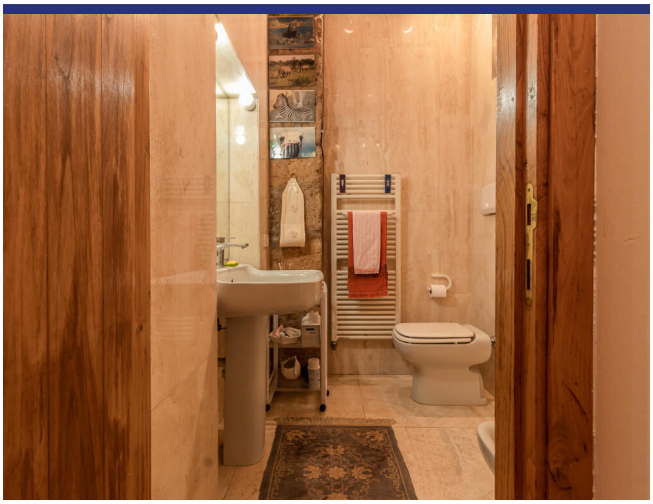
You arrive at the house via a short stretch of unpaved road, which ends in an avenue of cypresses. You are immediately enchanted by the charm of the centuries-old castle and the tower that stands alone next to the house. The castle's origins date back to the 5th-6th centuries AD; it was enlarged in the Lombard era and then renovated in the 11th century.

The property consists of a large and comfortable mezzanine apartment, with triple access from the ground floor and the tower, on three floors. The apartment has an area of approximately 249 m2 and consists of an entrance with barrel vault and original ceiling, on which there is a storage room and a marble bathroom with large shower. You are then in the heart of the house, the large living room with kitchen, characterized by the impressive original high vaulted ceiling. The fireplace is also majestic and takes us back in time, just like the windows and alcoves in each room. Via the wooden stairs we go to the mezzanine, used as a guest room and complete with bathroom with shower. In the living area there is a beautiful tuff arch that leads to the large living area, with a private entrance from the communal garden. The room has many fascinating features: niches of tufa stone in different shapes and sizes, a high wooden and handmade terracotta ceiling, a beautiful stone fireplace. Another archway leads to the hallway, where we find a laundry room and the master bedroom with private bathroom and marble shower, created in a large niche in the thick walls of the building.
At the end of the hallway there is another door that gives access to the green space at the back of the house.

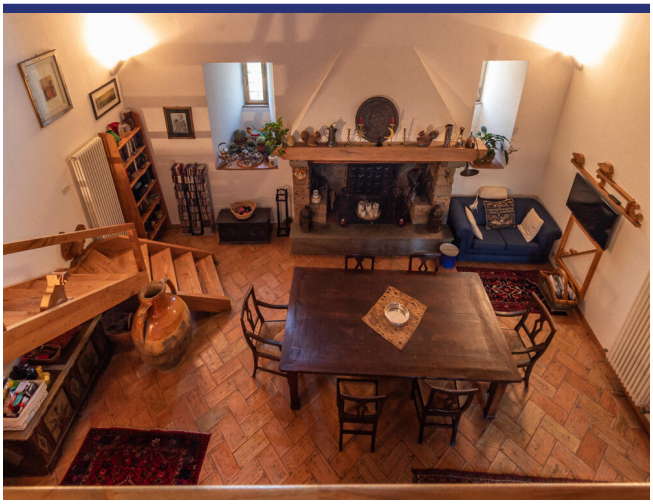
Also included in the sale is the tower, with three floors, with a total of 52 m2. The ground floor is used for storage. The first floor is accessible via the old stone outdoor staircase and you will then find yourself in the living room, also equipped with a sink and an electric hob. You reach the sleeping area with bathroom via the stairs.

The building is located in the Lazio countryside, just 5 km from Civita di Bagnoregio, the "dying city". The house is only 17 km away and has excellent connections to the A1 motorway and the train station. Rome is about an hour and a half away by car. The nearest center is about 3 km away.

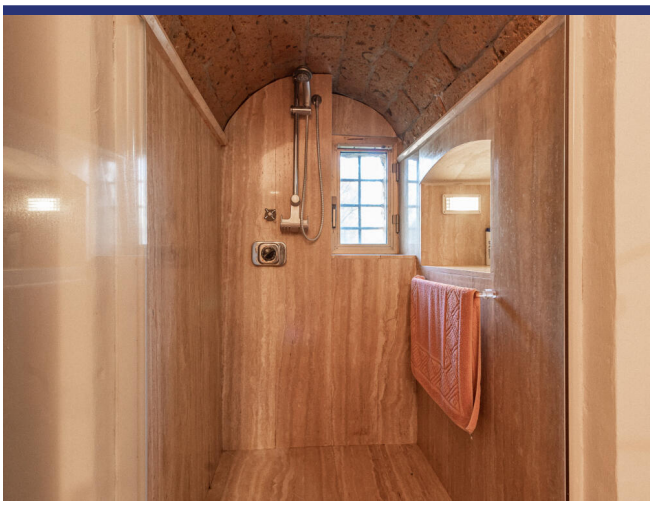
# Pictures



SPUNTINI



ROMA



# Location & Details

(Map does not indicate the exact location of the property)

- Reference: 5830
- Apartement/In borgo
- Panoramic View
- 15 km to Lake
- 95 km to Sea
- 3 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Asking Price: € 495.000

- Floorspace: 230 $m^2$
- SQM Plot: 2653 $m^2$
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.