

## Apartment for sale in Marta

### € 180.000

### Ref. 27



**135 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Marta - Historic Center | A short walk from the lakeside promenade and the fishing village

In the authentic heart of Marta, a short distance from the charming lakeside promenade and the characteristic fishing village, we offer for sale a detached 135 sq m apartment on three levels, expertly renovated with attention to every detail. The entrance from Via della Barchetta introduces you to a warm and welcoming space, finished with taste and refinement. From the very beginning, the property impresses with its harmonious and never monotonous layout: from the entrance hallway, the home's various levels are immediately apparent.

The living area is located on the mezzanine floor, accessible by a few steps: a comfortable space, ideal for relaxing and perfect for hosting guests. On the same level are a bathroom with a window and a convenient closet.

Going downstairs, we find a large and charming kitchen with a dining area, made even more welcoming by the presence of a fireplace. The unique layout of the rooms and the windows ensure pleasant natural light.

The sleeping area is located on the upper floor, connected to the living room by a convenient internal staircase. Here, there is a second bathroom and two bedrooms, one of which has a balcony overlooking one of the most characteristic streets of the historic center. From here, you can enjoy a charming glimpse of the village, with a side view of Lake Bolsena.

The property is in excellent condition, has independent heating, and is being sold fully furnished.

A true gem nestled in the heart of Marta, perfect as a primary residence, holiday home, or investment, just steps from the beautiful lakefront and the town's historic charm.

Asking price €180,000

\*The information and floor plans provided here are for illustrative purposes only and do not constitute contractual obligations.

## Features

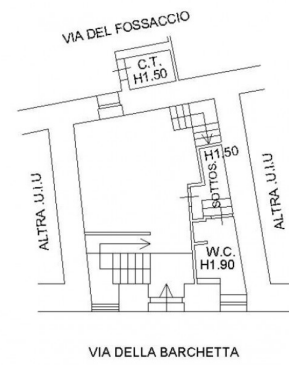
Code: 27	Reason: Sale
Categoria: Apartment	Address: via della Barchetta
Zip Code: 01010	Municipality: Marta
Total Square Meters: 135 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
Heating: Heating	Balconies: Present
Kitchen: Regular Kitchen	Fireplace











PIANO TERRA H=2.50 mt.



VIA DELLA BARCHETTA  
PIANO PRIMO H=2.25 mt.