



## Beautifully kept 2-storey villa



### Στοιχεία μεσίτη

Όνομα:	Susan Brown
Όνομα εταιρείας:	HomesItalia Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
Site:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 298,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Latium
Πόλη:	Fabrica di Roma
Δημοσιεύθηκε:	22/03/2024

### Περιγραφή:

You can either enter the property through an automatic pedestrian gate or through the nearby automatic gate that leads to the garage which has room for 2 cars and is connected to the house. The villa, following a slight slope, is a bit higher than the road and 5 wide steps lead to the main entrance and the wide terrace that runs along the front of the villa. It is surrounded by a garden, approximately 800 sq.m., which is completely fenced with its own well for irrigation and a barbecue area.

Inside the villa is a large entrance hall, a double reception room, with fireplace and two large french windows leading on to the terrace, a dining room which leads off the reception room and into the kitchenette. On this floor you will also find a study with french windows, opening onto a large terrace at the back of the house covered by a pergola, a bathroom with shower, 2 double bedrooms each with ensuite bathroom (one with a whirlpool bath tub). There are generous fitted wardrobes in both bedrooms and the study.

Going back to the entrance hall you will find a wide staircase leading down to a large hall giving access to the garage and the family room. The family room has a kitchenette and fireplace and french windows leading on to a patio and the back garden. Following on from the family room there is a double bedroom,



bathroom with bath and a large storeroom with window and 2 rooms, already divided that need finishing. Also on this level, with an independent entrance is a small apartment (50 sq.m.) made up of a living room with kitchenette, double bedroom and bathroom with shower. A few steps lead from the apartment to the gate.

Fixtures and fittings throughout are of an excellent quality, with air conditioning, burglar alarm, Tuscan terracotta roof tiles, double-glazed windows with local grey tuff (peperino) surrounds and wrought iron grills. All the external doors are security doors. The property has mains water and gas.

## Features, details and amenities

- \* Fully-fenced garden
- \* Irrigation from well
- \* Large patio with pergola
- \* Large terrace
- \* Air conditioning
- \* Burglar alarm
- \* Independent apartment

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## **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	4

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.571.530



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