



## Beautifully kept 2-storey villa



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Susan Brown   |
| Nome della ditta: | HomesItalia Ltd   |
| Nazione:          | United Kingdom  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefono:         | +44 (77) 910-33601  |
| Languages:        | English, Italian  |
| Sito web:         | <a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 324,254.84 |

### Posizione

|                              |                 |
|------------------------------|-----------------|
| Nazione:                     | Italia          |
| Stato / Regione / Provincia: | Latium          |
| Città:                       | Fabrica di Roma |
| Pubblicato:                  | 22/03/2024      |

### Descrizione:

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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## Comune

|                  |   |
|------------------|---|
| Camere da letto: | 5 |
| Bagni:           | 4 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.571.530



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