



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
(+39) 06 8411681

Villa for sale in Anguillara Sabazia

€ 490.000

Ref. CBI100-160-289550



270 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 6

Anguillara Sabazia - Lungolago - In an enchanting position, overlooking the lake, we offer for sale the bare ownership of a villa on 3 levels, all above ground, with dependance (Bare-ownership) means that the buyer of the property has no right to occupy the property or rent it out. But when the usufruct holders dies, full ownership of the property is carried over to the bare owner).

The property is in excellent condition, both plant and structural, thanks to the careful maintenance carried out over the years by its owners and is embellished with a lovely garden that surrounds the property.

The surface of the main building is about 230 square meters. On the ground floor we find the large living room with fireplace, panoramic veranda, dining room, large kitchen, pantry / closet area and a convenient garage. Upstairs is the sleeping area with three bedrooms, two bathrooms and large panoramic terraces with a breathtaking view of the lake.

On the attic floor there is a study that can also be a guest bedroom, with bathroom and terrace.

The property also includes an annex with independent access, of about 40 square meters, with a large living area, kitchen and bathroom.

For location and quality of finishes and materials, this is a property of great value, which will certainly acquire value over the years.

Certification

Energy Class: G

EPglnr: 115.00 kwh/□



Features

Property ID: CBI100-160-289550	Contract: Sale
Categoria: Villa	Address: VIA REGINALDO BELLONI
Zip Code: 61	Municipality: Anguillara Sabazia
Total sqm: 270 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 6
Internal condition: Excellent	Bare Ownership: 1
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Balconies: Present	Terrace: Present
Garden: Private	Sea distance: 50 meter
Kitchen: Regular Kitchen	Garage: for one car
Terrace	Antenna : Independent
Porch	SAT Tv : Independent
Storage	High-speed internet connection
Cellar	Fastweb connection
Fireplace	Air conditioning
Parquet	Telephone system
Electric system : Compliant	Shower
Wooden fixtures	Preparation for alarm system
Roller shutters	Garret
Panoramic view	

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





