



Villa for sale in Campagnano di Roma

Loc. Selva Grossa

€ 325.000

Ref. CBI047-203-520314



400 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 12

SALE BARE PROPERTY

We offer for sale a splendid 400 sqm villa in the municipality of Campagnano di Roma, a short distance from the historic center of the town.

The property is surrounded by 4000 square meters of land and is located in a characteristic countryside area with beautiful villas and some beautiful accommodation businesses.

The garden is well cared for and an excavation has been set up where a swimming pool can be built. The whole is surrounded by hedges and tall trees.

From the entrance gate the villa is hidden from prying eyes but proceeding along a driveway leads to an area covered by a pergola used as a parking lot.

From there on you enter the garden that gently envelops and reaches all levels of the property. First you meet the entrance to the intermediate floor and then reach the entrances on the ground floor.

All floors are served by their own independent kitchen, creating a large, completely independent apartment for each level.

On the ground floor, through two large French windows, you enter the double living room, SOUTH-EAST side, which is in fact very bright and offers a beautiful view of the garden.

The living room, paved in terracotta, has a fireplace covered in travertine which makes the environment even more welcoming and enjoyable.



Adjacent to the living room, there is the dining area, a first bathroom and an eat-in kitchen which opens onto a large paved area outside, where columns act as anchoring points for tensile structures or sails.

On the same floor there is a private area with study, bathroom and the large bedroom which also has direct access to the garden.

Also from the dining area, through a large window, you enter a stairwell, where a comfortable spiral staircase, completely open to the day, with windows opening onto the park, leads to the second and third levels.

The second level is also completely independent and is accessed both by the staircase that connects all the floors of the property, and by the direct entrance from the garden, on the NORTH side.

On both entrances opens the large and bright living room, with two large and panoramic windows, among which another splendid travertine fireplace dominates. While on one of the sides of the living room there is a window of about three meters with a balcony, sheltered by a wooden roof and tiles.

The living room opens onto the beautiful and bright dining area where both the staircase and the kitchen are located, and leads to the sleeping area. The sleeping area is a beautiful suite with a master bedroom, hallway, closet and a large bathroom.

A strategic central wing separates the dining area from the kitchen, splendid, large and bright, with windows on three sides and with a wood-burning oven at the hob height. The wall in front of the entrance is actually all glass and through it you can access another terrace and then pass into the garden.

Continuing along the spiral staircase you arrive at the attic, third and last level. Comfortable multipurpose space of about 90 square meters, with windows and a level roof terrace. Currently there are temporary connections for a bathroom and a kitchen.

Certification

Energy Class: A2

EPgInr: 18.36 kwh/□

Features

Property ID: CBI047-203-520314

Contract: Sale

Categoria: Villa

Address: Via Campagnanese, 6

Zip Code: 63

Municipality: Campagnano di Roma

Zona: Loc. Selva Grossa

Total sqm: 400 sq.m.

Bedrooms: 3

Bathrooms: 4

Rooms: 12

Internal condition: Good

Floor: Multi-Storey

Total floors: 3

Independent heating: Heating

Parking space: Carport

Date of construction: 2000

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 25 sq.m.

Garden: Private

Sea distance: 15.000 meter

Kitchen: Regular Kitchen















