



## **Villa for sale in Campagnano di Roma**

**€ 980.000**

**Ref. CBI118-1844-301496**



**679 sq.m. | Bathrooms: 8 | Bedrooms: 9 | Rooms: 10**

In the municipality of Campagnano di Roma, in the magic setting of the Valle del Sorbo, where nature and quietness reign living together with centuries-old art and history, Coldwell Banker is proud to offer for sale a magnificent country property consisting of a splendid villa south facing with swimming pool and its 180 sqm Annex, both immersed in a luxuriant park of thousand colors shades and perfumes.

The villa was built in the mid-1970s and extends on a surface of 450 sqm.

On the main level, it has a large living room with fireplace, dining area, large study room, a spacious kitchen also with fireplace and 4 bedrooms, each with en suite bathroom.

On the lower level there is an apartment with independent entrance which is currently used by the domestic staff. It consists of two bedrooms, one bathroom, kitchen and laundry room.

The floor is completed by a large storage room and a cellar.

A few meters away from the main villa, the large annex extending all on a single level, which was built in the year 2000. It actually is a second independent villa with its own access to the main road. It consists of a living room, a dining area, a kitchen, 3 bedrooms with their own bathroom, a large built-in wardrobe and a splendid patio overlooking the panoramic garden. In addition to being the ideal place to welcome guests, while maintaining the utmost privacy, at the same time, this outbuilding is suitable for multiple uses like hobbies, professions and remote work surrounded by peace and tranquillity.

The entire property is set in a breathtaking panoramic position and it consists of approximately 2 hectares of land with a panoramic swimming pool, two car parks and a horse riding area.

The beautiful location is certainly the main feature of this property, especially for those who love country life but want to keep close to



the city.

In fact, the villa is only 20 minutes by car from the north area of Rome and about 45 minutes from both Fiumicino and Ciampino airports. The property is also in the proximity to prestigious international schools such as St George's, Northland International and Saint Dominique, all of them from 10 to 20 minutes away.

## Certification

**Energy Class:** G

**EPglnr:** 380.70 kwh/□

## Features

Property ID: CBI118-1844-301496

Contract: Sale

Categoria: Villa

Address: Strada delle piane di formello

Zip Code: 63

Municipality: Campagnano di Roma

Total sqm: 679 sq.m.

Bedrooms: 9

Bathrooms: 8

Rooms: 10

Internal condition: Good

Floor: Multi-Storey

Independent heating: Heating

Date of construction: 1975

Current Status: Available after the deed of sale

Kitchen: Regular Kitchen

Tv Antenna : Autonomous

Tv SAT : Autonomous

ADSL Coverage

Cellar : 50 □

Fireplace

Telephone System

Wiring : By Law

Shower

Wooden Window Frames

Aluminum Frames

Shutters















