# Villa for sale in Gallicano nel Lazio
## € 749.000
## Ref. CBI118-1844-301502



## 416 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 9

In Gallicano nel Lazio, in the immediate vicinity of Rome, Coldwell Banker Gruppo Bodini is delighted to offer a splendid villa of approximately 420 sqm.

This one-of-a-kind property is set in a wonderful panoramic position, thus overlooking Rome and its surroundings.

The property is divided into three units.

The first one is spread on three levels: on the ground floor, large and bright living room with two windows, kitchen and bathroom.

On the first floor, three bedrooms and a master bathroom with whirlpool tub.

In the basement, a majestic hobby room and one bathroom.

The second unit is spread over two floors and it consists of a living room with kitchenette on the ground floor and two bedrooms and one bathroom on the upper level.

The third and last unit, which is on one single level, consists of a living room with kitchenette, one bedroom and one bathroom.

The property is completed by a large plot of land of 12,000 sqm with olive trees and an ancient artesian well.

What makes this property so unique is its position, as well as its quite setting and brightness.

It can be perfectly used both as first home for three families and as holiday home. Furthernore it lends itself well to being used also as accomodation facility.

Exclusive to Coldwell Banker Gruppo Bodini.

## Certification

**Energy Class**: G | **EPglnr**: 184.33 kwh/⬜

## Features

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| Property ID: CBI118-1844-301502 | Contract: Sale |
| Categoria: Villa | Address: Via Colle Fattore |
| Zip Code: 10 | Municipality: Gallicano nel Lazio |
| Total sqm: 416 sq.m. | Bedrooms: 6 |
| Bathrooms: 5 | Rooms: 9 |
| Internal condition: Good | Total floors: 3 |
| Independent heating: Heating | Date of construction: 1996 |
| Current Status: Available after the deed of sale | Terrace: Present |
| Kitchen: Regular Kitchen | Terrace |
| Tv Antenna : Autonomous | Tv SAT : Autonomous |
| Closet | Fireplace |
| Wiring : By Law | Jacuzzi |
| Shower | Predisposition for Alarm |
| Shutters | |