



Villa for sale in Roma Olgiata € 2.000.000 Ref. CBI075-689-129756



850 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 20

Within the Olgiata area, Mignanelli Real Estate is pleased to exclusively present a single-family villa which develops almost entirely on a single level, surrounded by a sunny flat garden with a splendid swimming pool.

Upon entering we are welcomed by the entrance with a dressing area and guest bathroom, continuing along the corridor leads us towards the large living room with fireplace and large windows that give access to the same garden level, creating continuity with the outside.

Adjacent to the living area we have the large dining room which also overlooks the greenery and the patio.

On the floor, the large kitchen with central island is organized in a functional way, suitable for moments of great conviviality with family and friends.

Also on the same floor we find a room currently used as a study and its bathroom.

Near the entrance we find the second living area with guest service, two double bedrooms, one with en suite bathroom, plus a single bedroom and another bathroom, another very well organized kitchen overlooking and French window onto the 'external.

On the upper floor there is a large bedroom with wardrobes that occupy the entire wall, two bathrooms, a storage area and a terrace.

A beautiful travertine staircase leads us to the S1 area, almost entirely above ground, where we find a billiard area, another living room, three bedrooms, one bedroom with relative bathrooms.

This floor has windows and French windows that look out from the open cavity which gives a lot of light and air.

Independent access to the garden from a large travertine staircase.



Also on this level we find the technical rooms and the laundry area.

The villa has another independent apartment on two levels with lounge area, kitchen, two bedrooms and two bathrooms.

The property includes a double garage.

The property certainly represents an ideal solution for a family who wishes to live in comfortable green spaces a few km from Rome, but at the same time also for two family groups, where everyone can maintain their privacy.

Certification

Energy Class: D

EPglnr: 175.00 kwh/□

Features

Property ID: CBI075-689-129756

Contract: Sale

Categoria: Villa

Address: Largo Dell' Olgiata, 15

Zip Code: 123

Municipality: Roma

Zona: Olgiata

Total sqm: 850 sq.m.

Bedrooms: 7

Bathrooms: 7

Rooms: 20

Internal condition: Good

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Parking space: Carport

Date of construction: 1990

Current Status: Available after the deed of sale

Condominium costs: € 250

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 30 meter

Kitchen: Regular Kitchen

Garage: for three cars

: Yes



Mignanelli Real Estate

Rampa Mignanelli, 11 - Roma (RM) - (+39) 06 6792279
 mignanelli@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962













