



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□ Via Orazio, 23
□ Via di Monte Verde, 11F - 00193 Roma (RM)
(+39) 06 84000000

Villa for sale in Campagnano di Roma Loc. Selva Grossa € 295.000 Ref. CBI038-199-301540



188 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9

Coldwell Banker is pleased to offer the sale of a portion of a three-level terraced villa located in the Lazio countryside about 30 km from Rome, surrounded by the scented and sunny hills of the Sorbo Park with its Sanctuary, a perfect compromise between the independence of living in a country villa and the convenience of having commercial activities nearby, reachable in just a few minutes.

Description of the property

The property is a terraced villa, spread over 3 levels and consists of the first garden on the ground floor, an entrance hall, a kitchen, a very bright and spacious living area with a double living room with fireplace, access to the second garden and a comfortable bathroom for guests so as to make the floor independent, at the second level we find 3 bedrooms, 1 bathroom, 1 balcony and a wonderful terrace with panoramic view, in the basement we find a large room with table, TV corner, fireplace, access to a garage of approximately 25 sqm and a service bathroom serving the floor. In the house you can relax and the very high brightness, the right internal/external spaces and the perfect division between the floors make this villa comfortable and very liveable both with family and friends, both in summer and winter.

On the The property has recently undergone energy efficiency at the highest quality levels, bringing it to class A2 following the renovation of the roof, the thermal insulation, the installation of photovoltaic panels with storage batteries, heat pumps connected to a hybrid boiler to allow the maximum yield, an ideal climate in summer and winter and a significant reduction in management costs, the property is also equipped with an electric car charging station. The property is particularly bright and quiet, highly appreciated

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VAT 04954530962



features that make the house more sought-after.

Location

The surrounding area consist of tuff highlands used for local agricultural crops. The area also includes the eastern coast of Lake Martignano and part of the Vejo Regional Park. The villa is located in a highly valuable natural context, a few steps from historic centers rich in tradition, art and culture. The property has a surface area of approximately 190 sqm with approximately 240 sqm of gardens as well as various outdoor spaces including balconies and terraces and is on 3 levels.

State and finishes

The property has recently been subject to energy requalification for which it has all the conformities and is in good condition. The property is ideal for a family with children who want to enjoy life in comfort and relaxation in the open air just 15 minutes from northern Rome.

Certification

Energy Class: A2

EPglnr: 57.12 kwh/□

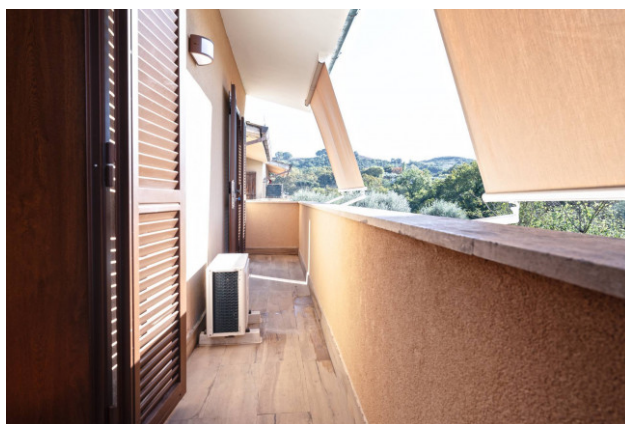
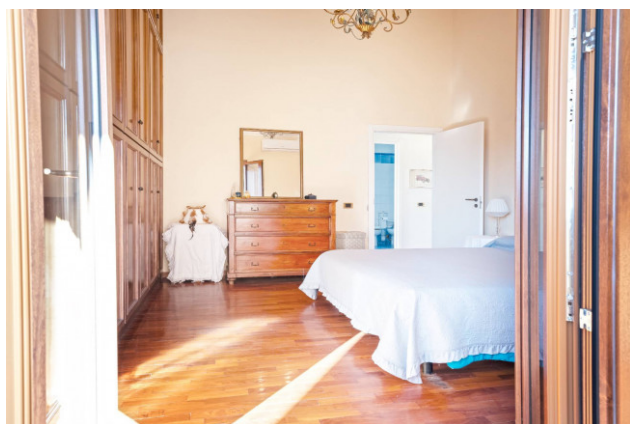
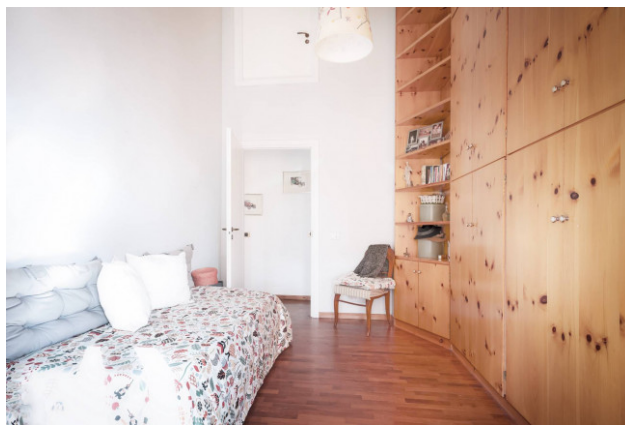
Features

Property ID: CBI038-199-301540	Contract: Sale
Categoria: Villa	Address: Via Pierluigi Nervi
Zip Code: 63	Municipality: Campagnano di Roma
Zona: Loc. Selva Grossa	Total sqm: 188 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 9	Internal condition: Good
Independent heating: Heating	Current Status: Available after the deed of sale
Balconies: Present, 7 sq.m.	Garden: Private, 240 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars, 24 sq.m.
Antenna : Independent	Fastweb connection
Fireplace	Air conditioning
Telephone system	Electric system : Compliant
Shower	Shutters

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	







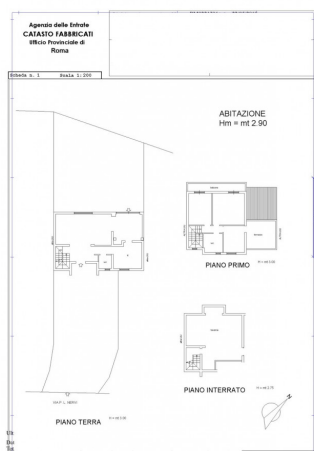
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