



## **Villa for sale in Manziana**

### **€ 690.000**

### **Ref. CBI075-681-129761**



**905 sq.m. | Bathrooms: 8 | Bedrooms: 8 | Rooms: 25**

Mignanelli Real Estate is pleased to exclusively offer a historic property located in the heart of Manziana.

The villa was built by a noble Roman family, located on Corso Vittorio Emanuele, a stone's throw from the historic center and all primary services.

The beautiful architecture of the villa fits into the pleasant and private context of the 3,000 m2 private park, with numerous original statues of the time, a beautiful fountain, tall trees, numerous blooms and garden plants.

The main body of the villa is spread over three levels, ground floor, first floor and second floor, each connected by an internal staircase.

The large size of the property offers numerous and large rooms per floor, as well as various views of the greenery with terraces and verandas.

The property is also made up of another building, also on the ground floor, made up of two independent residential units which have access from the parallel street of the main body.

The property includes cellars and garages.

The real estate compendium offers the possibility of different uses both in the residential, as well as hospitality or assistance sectors.

The possible subdivision allows you to create seven residential units, or bring together numerous family groups enjoying complete independence.

The property needs renovation.



## Certification

**Energy Class:** G

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI075-681-129761

Contract: Sale

Categoria: Villa

Address: corso vittorio

Zip Code: 66

Municipality: Manziana

Total sqm: 905 sq.m.

Bedrooms: 8

Bathrooms: 8

Rooms: 25

Internal condition: To be renovated

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1940

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 3.000 meter

Kitchen: Regular Kitchen

Garage: for three cars

: Yes









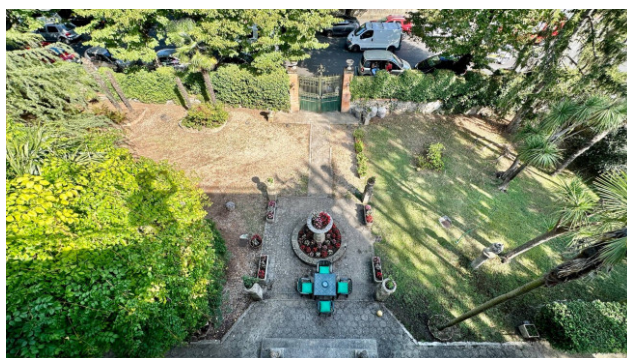






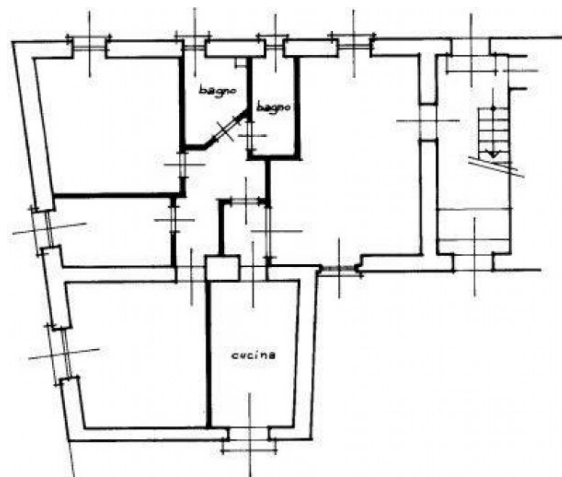
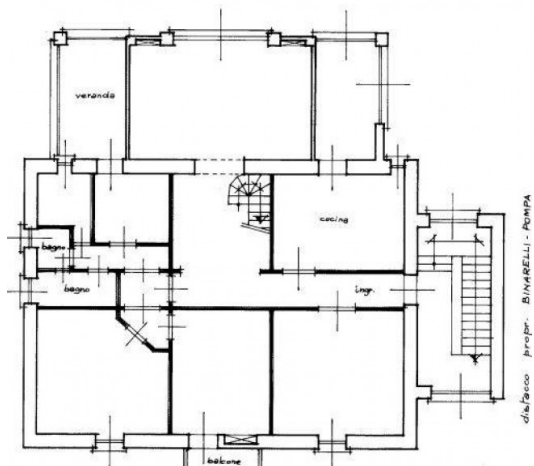






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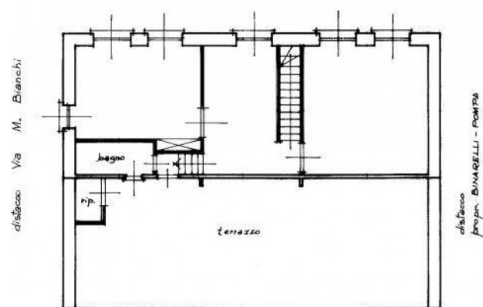


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