

# Villa for sale in Formello

## Le Rughe

### € 1.200.000

### Ref. CBI100-1507-290125



**400 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 11**

This splendid villa for sale in Formello, located in the Le Rughe area, offers a unique opportunity for those who want to live in an exclusive and peaceful environment.

The 400 m2 property is in excellent condition and is spread over two independent levels. The internal layout includes two large living rooms, two internal and one external kitchens, five bedrooms, two rooms used as study, five bathrooms and a large plot of land with swimming pool. The large size and distribution of spaces make this property perfect for a large family or for those who love living in an elegant and spacious environment. The villa boasts a quadruple exposure, which allows abundant natural lighting in every room. The private garden and surrounding land offer an ideal space to relax and enjoy moments of tranquility surrounded by nature.

Furthermore, the property has a double garage and 2 covered parking spaces, as well as 5 uncovered parking spaces.

The villa is equipped with a modern alarm system and a 24-hour concierge, which guarantee safety and tranquility for its inhabitants. This property represents a unique opportunity for those who want to live in an exclusive environment, surrounded by the tranquility of nature and with all services and comforts at hand.

## Certification

**Energy Class: F**

**EPgInr: 175.50 kwh/□**



## Features

Property ID: CBI100-1507-290125	Contract: Sale
Categoria: Villa	Address: Via Giappone
Zip Code: 60	Municipality: Formello
Zona: Le Rughe	Total sqm: 400 sq.m.
Bedrooms: 6	Bathrooms: 5
Rooms: 11	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
No architectural barriers: Yes	Date of construction: 1980
Current Status: Available after the deed of sale	Condominium costs: € 280
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: for two cars	: Yes
Terrace : 80 □	Antenna : Independent
Porch	SAT Tv : Independent
Storage	High-speed internet connection
Cellar : 70 □	Fastweb connection
Fireplace	Air conditioning
Parquet	Telephone system
Electric system : Compliant with the building regulations of the time	Wall mounted sanitary
Whirlpool bath	Shower
Wooden fixtures	Aluminium fixtures
Preparation for alarm system	Safety deposit box
Shutters	Pool
Land : 2700 □	

## 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



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