



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

Categoria: VillaAddress: Via GiapponeZip Code: 60Municipality: FormelloZona: Le RugheTotal sqm: 400 sq.m.Bedrooms: 6Bathrooms: 5Rooms: 11Internal condition: ExcellentFloor: On two-levelsTotal floors: 2Independent heating: HeatingParking space: CarportNo architectural harriers: YesDate of construction: 1980Current Status: Available after the deed of saleCondominium costs: € 280Balconies: PresentTerrace: PresentGarden: PrivateKitchen: Regular KitchenGarage: for two cars: YesTerrace: 80 []Antenna : IndependentStorageHigh-speed internet connectionCellar: 70 []Fastweb connectionFireplaceAir conditioningParquetTelephone systemEllectric system : Compliant with the building regulations of the timeShowerWooden fixturesAlluminium fixturesPreparation for alarm systemSafety deposit boxShuttersPool	Property ID: CBI100-1507-290125	Contract: Sale
Zona: Le RugheTotal sqm: 400 sq.m.Bedrooms: 6Bathrooms: 5Rooms: 11Internal condition: ExcellentFloor: On two-levelsTotal floors: 2Independent heating: HeatingParking space: CarportNo architectural barriers: YesDate of construction: 1980Current Status: Available after the deed of saleCondominium costs: € 280Balconies: PresentTerrace: PresentGarden: PrivateKitchen: Regular KitchenGarage: for two cars: YesTerrace: 80 []Antenna : IndependentPorchSAT Tv: IndependentStorageHigh-speed internet connectionCellar: 70 []Fastweb connectionFireplaceAir conditioningParquetTelephone systemElectric system : Compliant with the building regulations of the timeShowerWooden fixturesAlluminium fixturesPreparation for alarm systemSafety deposit boxShuttersPool	Categoria: Villa	Address: Via Giappone
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Garage: for two cars: YesTerrace : 80 [Antenna : IndependentPorchSAT Tv : IndependentStorageHigh-speed internet connectionCellar : 70 [Fastweb connectionPireplaceAir conditioningParquetTelephone systemElectric system : Compliant with the building regulations of the timeWall mounted sanitaryWhirlpool bathShowerWooden fixturesAiluminium fixturesPreparation for alarm systemSafety deposit boxShuttersPool	Garden: Private	Kitchen: Regular Kitchen
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Preparation for alarm system Safety deposit box Shutters Pool	Wooden fixtures	
Shutters Pool	Preparation for alarm system	
	Shutters	Pool

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

Barbera Group International Real Estate Via Panama, 22 - Roma (RM) - (+39) 06 8411681 infobarberagroup@cbitaly.it - https://www.coldwellbanker.it/en VAT 04954530962







































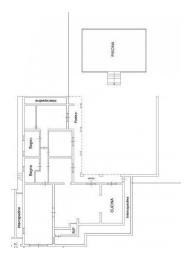


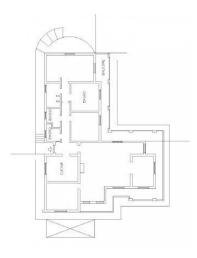












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