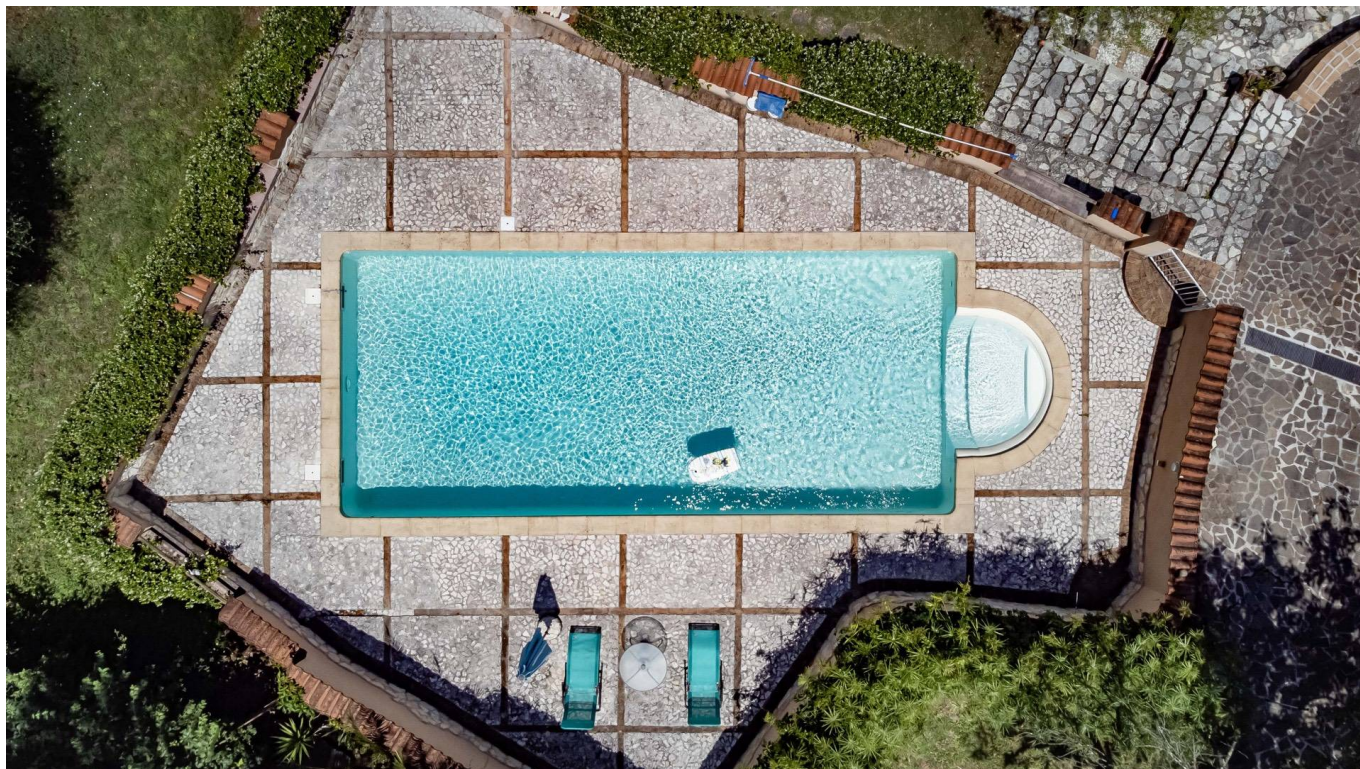




Villa for sale in Riano

€ 550.000

Ref. CBI118-1849-301664



367 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 7

Riano □ Coldwell Banker Bodini Group offers the exclusive sale of a semi-detached villa with its own private swimming pool. Part of the "Antico Lazio" compound, the house has a private fenced in garden of about 2,000 m2 with an interesting range of ornamental plants including blossom and fruit trees, olives and two iconic Roman pine trees. These and other surrounding trees are home to a wide variety of birds whose songs provide a tuneful backdrop. While part of a compound, the house has a very private aspect with green views looking on to local fields where cows and sheep can be seen grazing.

This clean air, country living is complemented by easy access to Rome which is only 25 km away. Just a few minutes' drive away are stations to catch the Roma Nord railway to Piazza Flaminio which takes about 25 minutes connecting to Metro Line A of Rome's subway. Both Fiumicino and Ciampino Airports are 40 minutes' drive away and the property is convenient for the international schools located on Via Cassia: Marymount International School, 25 minutes; American Overseas School, 25 minutes and St. George's International School, 35 minutes.

The villa is on two levels above ground plus garage and cellar. On the ground level, along one side is a terrace with an outdoor dining area which is perfect for summer living. At the back there is another terrace that provides afternoon shade. Inside there is a triple living room with fireplace and pellet stove, dining area, studio, guest bathroom, service bedroom. There is also a large family kitchen. The ground floor has porcelain stoneware floors that are very easy to clean, apart from the studio which has parquet.

The first floor is parquet throughout apart from the bathrooms. There is a spacious well-lit landing area that can be used for further seating. There are four good sized bedrooms: One bedroom has a private bathroom with shower, and two bedrooms have their own small terraces. There are also two more bathrooms, one with a tub and one with a shower.

There is access to the cellar and garage from inside the house where there is plenty of storage space as well as room for the washing



machine, freezer, etc. The cellar has also been used as a mini gym especially as it stays cool throughout the summer. The swimming pool measures approximately 12 ms by 5 ms and was completely renovated in 2023. In the rooms underneath the pool is a bathroom for changing as well as more storage space. The house uses LPG for hot water and central heating with an 800 litre tank in the garden. There is also a solar panel for hot water. The water is provided to the house from a well maintained by Antico Lazio. There is a water softener, air conditioning in all four bedrooms, all windows and door have security grates, and a new alarm system was installed in 2023. The location of this villa makes it an optimal residence for those who want the peace and quiet of country living while still being close to Rome. It is unusually spacious and, with the large fenced in garden, it's ideal for family living.

Certification

Energy Class: G

EPgInr: 175.00 kwh/□

Features

Property ID: CBI118-1849-301664	Contract: Sale
Categoria: Villa	Address: Via Codette
Zip Code: 60	Municipality: Riano
Total sqm: 367 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 7
Internal condition: Excellent	Floor: On two-levels
Independent heating: Heating	Date of construction: 1980
Current Status: Available after the deed of sale	Condominium costs: € 120
Terrace: Present, 150 sq.m.	Kitchen: Regular Kitchen
Garage: for three cars, 65 sq.m.	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Air-Conditioned
Parquet	Wiring : By Law
Sanitary Suspended	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

