



Villa for sale in Roma Olgiata € 1.300.000 Ref. CBI075-689-129776



800 sq.m. | Bathrooms: 8 | Bedrooms: 7 | Rooms: 19

Coldwell Banker Mignanelli Real Estate is pleased to exclusively present a luxurious single-family villa with swimming pool, located within the Olgiata area near the North entrance in a high position and with beautiful views of the golf course.

The Olgiata area is famous for its high security and 24 hour guard service.

The property enjoys a lot of privacy as it has a private access driveway from one of the most beautiful streets in the area.

The driveway and pedestrian entrance lead us into the large garden which embraces the four sides, all level.

Upon entering the villa we are welcomed by a large hallway with wardrobe area, continuing we find a highly representative living room with heights of up to six metres, the floor-to-ceiling windows offer us a wonderful view of the garden and the golf course creating a magical continuity with the external.

The living room is divided into several areas, a spacious conversation area with fireplace also overlooks the swimming pool, the dining room can host formal dinners and is connected to the adjoining, excellently organized kitchen with space dedicated to preparations and its dining area.

Also on the ground floor we find, in addition to a comfortable study and a guest bathroom, three bedrooms each with its own bathroom, all rooms have French windows with exit to the garden.

An internal helical staircase connects the various levels of the villa, on the upper floor we have a large master bedroom enriched with important boisserie, wardrobe, en suite bathroom and terrace, another double bedroom with built-in wardrobes and en suite bathroom.

The mainly above-ground basement has two large windows which guarantee good light and air, giving the entire environment the



opportunity to enjoy every space.

The floor also has a comfortable service apartment with independent access, both internal and external, as well as the laundry area and various closets and cellars.

The offer of this truly unique property is completed by a large garage of approximately two hundred square meters connected to the villa by an internal staircase.

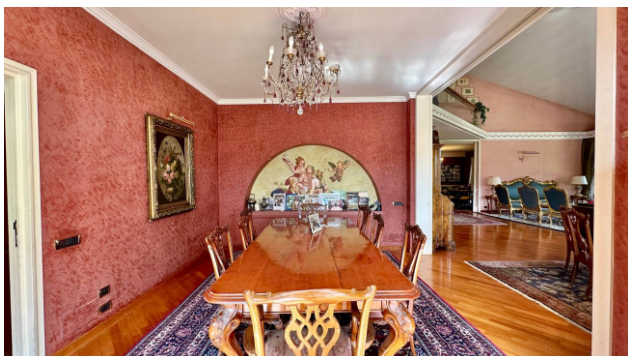
The property is in good condition, is equipped with a generator, new boiler and water softener.

Certification

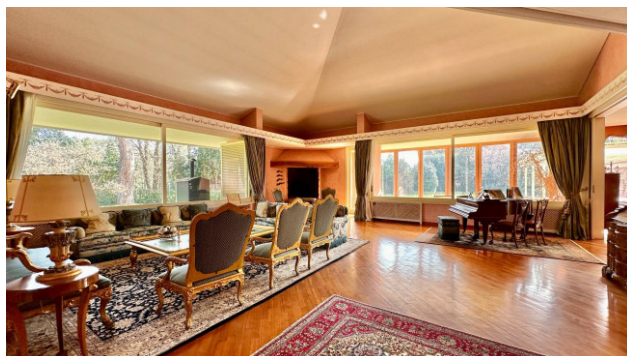
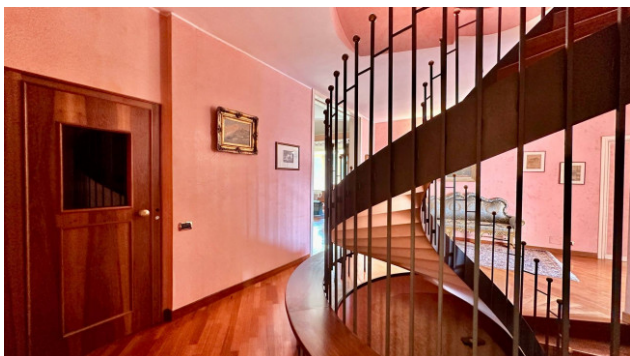
Energy Class: F

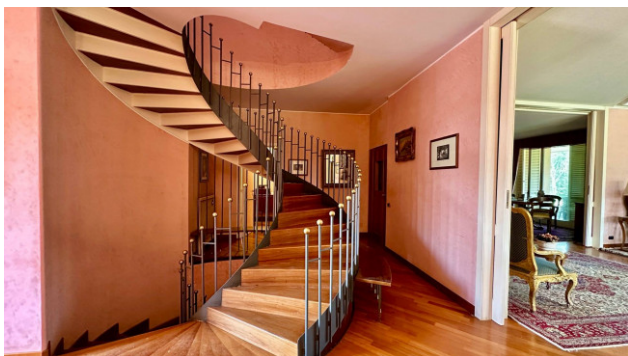
Features

Property ID: CBI075-689-129776	Contract: Sale
Categoria: Villa	Address: Largo Dell'Olgiate, 15
Zip Code: 123	Municipality: Roma
Zona: Olgiate	Total sqm: 800 sq.m.
Bedrooms: 7	Bathrooms: 8
Rooms: 19	Internal condition: Good
Floor: Ground Floor	Total floors: 3
Independent heating: Heating	Parking space: Carport
Lift: Yes	Date of construction: 1980
Current Status: Available after the deed of sale	Condominium costs: € 380
Balconies: Present	Terrace: Present
Garden: Private	Sea distance: 30 meter
Kitchen: Regular Kitchen	Garage: for four cars















Mignanelli Real Estate

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