



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
(+39) 06 8411681

Villa for sale in Formello Castel de Ceveri € 670.000 Ref. CBI100-1562-290218



300 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 18

Located in the exclusive area of Castel de Ceveri, in the heart of Cassia, this magnificent detached villa offers an unparalleled living experience. Immersed in a safe and quiet residential context, protected by an automatic gate and 24-hour security service, the property extends over three levels above ground, embraced by a vast private garden of approximately 2,300 m2 enriched by centuries-old trees and a luxurious pool.

With a total surface area of approximately 300 m2, the villa has been refined with fine materials, keeping the original charm of the time intact. The architecture of the spaces was designed to maximize the size of the rooms and make the most of the natural light that permeates the property throughout the day.

On the ground floor, a bright entrance leads to the living area, characterized by large windows overlooking the lush surrounding greenery. Here we find a spacious reception area, a double bedroom and a bathroom. Two distinctive internal staircases lead respectively to the upper floor and the basement, completely above ground.

The lower floor houses a kitchen with a panoramic view of the park, a dining room, two bedrooms and a large bathroom, as well as a technical room. From this level you access the generous patio, ideal for moments of relaxation and outdoor entertainment.

The sleeping area, located on the second floor, boasts a spacious master bedroom with en-suite bathroom and two other bedrooms served by a further bathroom. Outside, the generous park offers a private swimming pool, a Temazcal Indian sauna, a wood-burning oven and an area dedicated to zero-mile agricultural cultivation.

The property includes an outbuilding, perfect for carrying out hobbies and activities with privacy and tranquility.

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The property is well connected both from a road and public transport point of view. The main connecting artery is represented by the Via Cassia Bis which connects the area in a few minutes with the Grande Raccordo Anulare in the Northern Rome area, allowing the discretion and privacy typical of the countryside without giving up the proximity of Rome and its services.

Certification

Energy Class: G

EPgInr: 175.50 kwh/□

Features

Property ID: CBI100-1562-290218	Contract: Sale
Categoria: Villa	Address: Castel De' Ceveri-casal De' Ceveri RM
Zip Code: 60	Municipality: Formello
Zona: Castel de Ceveri	Total sqm: 300 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 18	Internal condition: Excellent
Floor: Multi-Storey	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1970
Current Status: Available after the deed of sale	Condominium costs: € 150
Garden: Private	Kitchen: Regular Kitchen
: Yes	Storage
Fireplace	Air conditioning
Parquet	Telephone system
Shower	

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	









