



# **Two-family villa for sale in Campagnano di Roma**

## **Loc. Selva Grossa**

### **€ 279.000**

#### **Ref. CBI118-1844-301700**



**287 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 7**

Portion of semi-detached villa with land in Campagnano di Roma

Welcome to the quiet beauty of the Valle del Baccano, where elegance and serenity come together in a unique investment opportunity close to northern Rome.

We present for sale this portion of a semi-detached villa, immersed in land of approximately 3500 sqm enriched by 40 lush olive trees.

Main features:

- The three-level Villa of approximately 287 sqm offers large internal and external spaces with its comfortable and versatile distribution.
- Large patio to experience the beauty of the place and enjoy relaxing days with friends outdoors.
- Total accessibility with wheelchair lift and disabled access guarantees comfort and inclusiveness.
- The bright southern exposure gives warmth to every corner of the house.
- The welcoming atmosphere with fireplace, wood-burning oven and pellet stove connected to the radiators is perfect for evenings with friends or moments of relaxation.
- With the large layout, with 4 bedrooms and 5 bathrooms, this property is ideal for large families or to welcome guests in great comfort and privacy.
- Significant potential for division into two distinct apartments



#### Unique Opportunity:

This property, despite being inhabited, offers enormous potential thanks to its large size, enviable position and proximity to the picturesque Lake Martignano.

It presents an unique opportunity for those looking for a home to customize to their tastes, carrying out a targeted renovation or even for investors looking for a versatile residence.

Don't miss the opportunity to live in an oasis of tranquility, surrounded by nature and the wonders of the Roman territory. Contact us today to book a visit and discover your new paradise corner.

## Certification

**Energy Class:** G

**EPglnr:** 185.70 kwh/□

## Features

Property ID: CBI118-1844-301700

Contract: Sale

Categoria: Two-family villa

Address: Strada Fontanile dell'Oppio

Zip Code: 63

Municipality: Campagnano di Roma

Zona: Loc. Selva Grossa

Total sqm: 287 sq.m.

Bedrooms: 4

Bathrooms: 5

Rooms: 7

Internal condition: To be renovated

Floor: On two-levels

Independent heating: Heating

Lift: Yes

Date of construction: 1988

Current Status: Available after the deed of sale

Kitchen: Kitchenette

Tv Antenna : Autonomous

Porch : 80 □

Closet

Fireplace

Shower

Wooden Window Frames

Shutters

















