



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group International Real Estate

Via Panama, 22 - 00198 Roma

P.IVA e C.F.: 13494331005

Tel.: (+39) 06 8411681

# Villa for Sell in Velletri

📍 Via Fontana Fiume, Roma, 00049 (RM)

380.000€



## Contact info



Coldwell Banker Barbera Group International Real Estate

**Barbara Nardi**

Phone: (+39) 06 8411681

Mobile: (+39) 349 866600

Email: barberateam@cbitaly.it

# Description

VELLETRI – More precisely, on Via Fontana Fiume, we are pleased to offer for sale a beautiful detached villa located in a panoramic hillside location, a short distance from the town center and just 5 km from Lake Nemi. Surrounded by approximately one hectare of private land and featuring a large terraced patio offering sweeping views down to the sea, the villa extends over two levels for a total interior surface area of approximately 280 square meters. The ground floor, accessed by two separate entrances, features a spacious living room with a beautiful arch separating it from the dining room, which features a functional fireplace. Next door, the eat-in built-in kitchen, a hobby room with billiards table, and a comfortable bathroom complete the living area. All of these rooms have access to the outdoor patio through French windows, and a portion of the patio on the side is covered to accommodate a wood-fired oven. An internal staircase leads to the upper floor, where four comfortable bedrooms and a second bathroom are located. The master bedroom opens onto a delightful balcony that enjoys the same pleasant view. Finally, also on the ground floor, with side access, is a garage that leads directly to the staircase connecting the two levels of the villa.

The villa was renovated externally in 2024, including thermal insulation and the installation of solar panels with an energy storage system to meet the home's energy needs. The interior is in excellent condition, and thanks to the absence of any particular architectural barriers, it lends itself easily to a more modern renovation. Also ideal for large families, as the villa's two floors are registered as independent units, it is an attractive option for those seeking a move-in ready home surrounded by greenery in the Castelli Romani area.

# Details



Property ID: CBI100-653-290837



Surface: 280.00 m<sup>2</sup>



Rooms: 6



Bathrooms: 2



Energy Class: B EP glnr: 75.96 kwh/m<sup>2</sup>



Bedrooms: 4

# Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **280.00 m<sup>2</sup>**



Rooms: **6**



Bedrooms: **4**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Peripheral**



Balconies: **Presente**



Shower: **Yes**



Garage: **Single**



Garden: **Private,**



Fireplace: **Yes**



Terrace: **Present**



Parquet : **Yes**

# 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

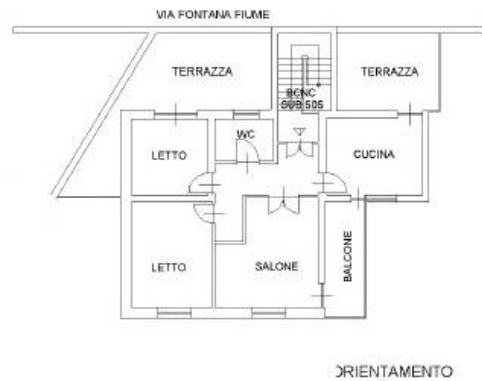
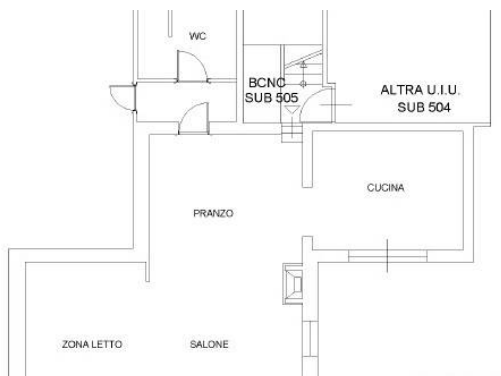
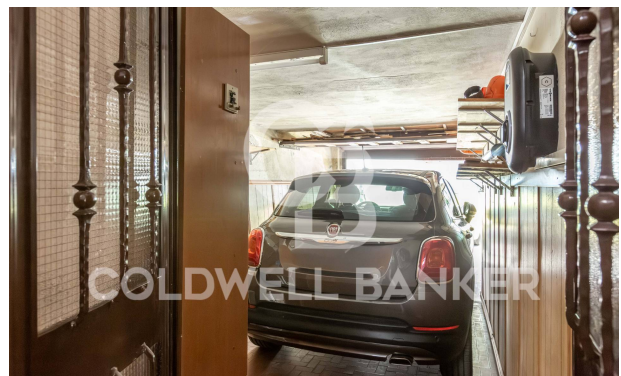
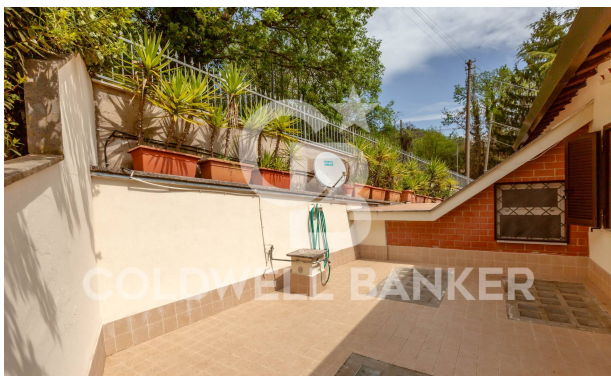


Municipal office

Images









POSTO AUTO COPERTO  
PIANO TERRA

