



FREE TO CREATE  
YOUR DREAM HOME  
IN AN IDYLIC  
SETTING



**POUCHAIN**  
REAL ESTATE

## UNFINISHED DETACHED VILLA WITH AMPLE SPACE AND LAND



On the slopes of the hill where the village of Cicignano is located, in a panoramic position on the top of the green hills of Sabina, we offer for sale a villa arranged over two floors, currently in a rustic state.

The approved project foresees the construction of a dwelling on the first floor, consisting of an entrance directly into the living area, which opens onto a covered terrace with views of the hills, a kitchen with an attached pantry, two large bedrooms, and two bathrooms with windows, totaling approximately 170 sqm, with an attached plot of land of 13.400 sqm.

On the ground floor, there is a warehouse/storage area with independent access and large glass openings onto the large front garden, covering the same area. The house features spacious rooms and a pitched roof covered with tiles. Externally, it is finished, while internally it is currently in a rustic state; the floors, coverings, and installations need to be completed, and the fixtures are missing, although the external wooden shutters are present.

We attach some renderings of design proposals for the living area and the kitchen.

The villa is situated in a dominant position on a sloping plot of land, offering breathtaking panoramic views of the green and lush countryside of this corner of Sabina, bordering the nearby Umbria. From the house and its large garden, you can admire the valleys and hills as far as the eye can see, dotted with precious olive trees, with the Tiber Valley and Mount Soratte in the background. The main character of this rural scene is undoubtedly nature, and the same can be said for the ancient village that is



glimpsed by raising one's gaze higher, behind the house. The medieval village of Cicignano, well-maintained and in good condition, whose origins seem to date back to 850 AD, with its characteristic circular structure, stands atop a hill. Its strategic position offers a wonderful 360-degree view of the surrounding countryside. Running alongside the property is an ancient road that originally led to the town center and connects to the nearby, larger, and well-known municipality of Collevocchio. Collevocchio's historic center

is a testimony to the Renaissance era when the Papal State governed much of central Italy, classified by the FAI as one of the Places of the Heart. Thanks to these features, the villa can also be considered an excellent investment for tourist accommodation, given the proximity of the municipality of Collevocchio, very active in the network of cultural events in Sabina, with Rome, reachable both by car in about an hour and by train from the nearby Stimigliano station, or by regional trains and buses.

## PROPERTY DETAILS

### AREA

Cicignano, Colavecchio (RI)

### TYPE

Farmhouse / Rustic

### FLOOR

Ground floor (warehouse)  
First floor (house)

### CONDITION

Under construction

### ORIENTATION

N - S - E - W

### HEATING

Absent

### CADASTRAL CATEGORY

F/3

### ENERGETIC CLASS

Exempt

### CONDOMINIUM FEES

€ 0,00



2



2



1

### GROSS SQM

First floor 168,5 sqm  
Terrace 14,5 sqm  
Warehouse 174 sqm  
Land 13.400 sqm

### COMMERCIAL SQM

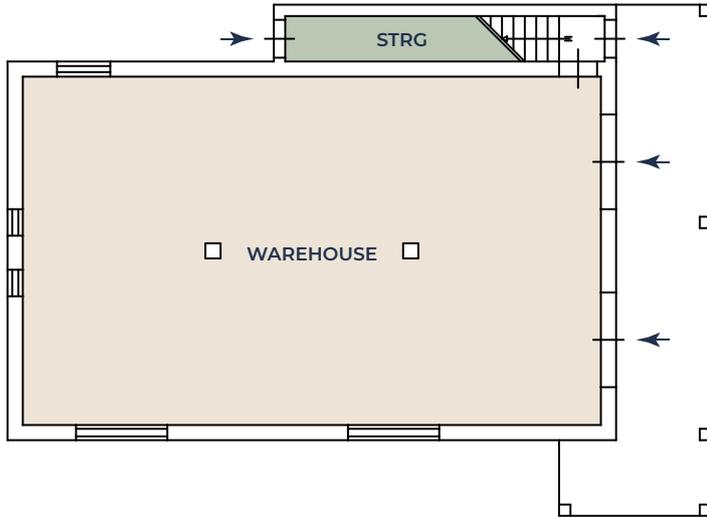
Dwelling FF 173 sqm  
Warehouse GF 174 sqm  
Total 347 sqm

PRICE € 150.000

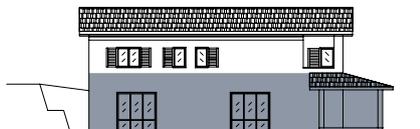




# GROUND FLOOR



Legend  
STRG = storage



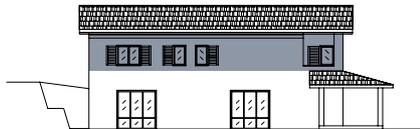


# FIRST FLOOR



## Legend

LR = living room  
KIT = kitchen  
BA = bathroom  
BR = bedroom  
STRG = storage









Virtual furniture simulation - non-contractual image





Virtual furniture simulation - non-contractual image



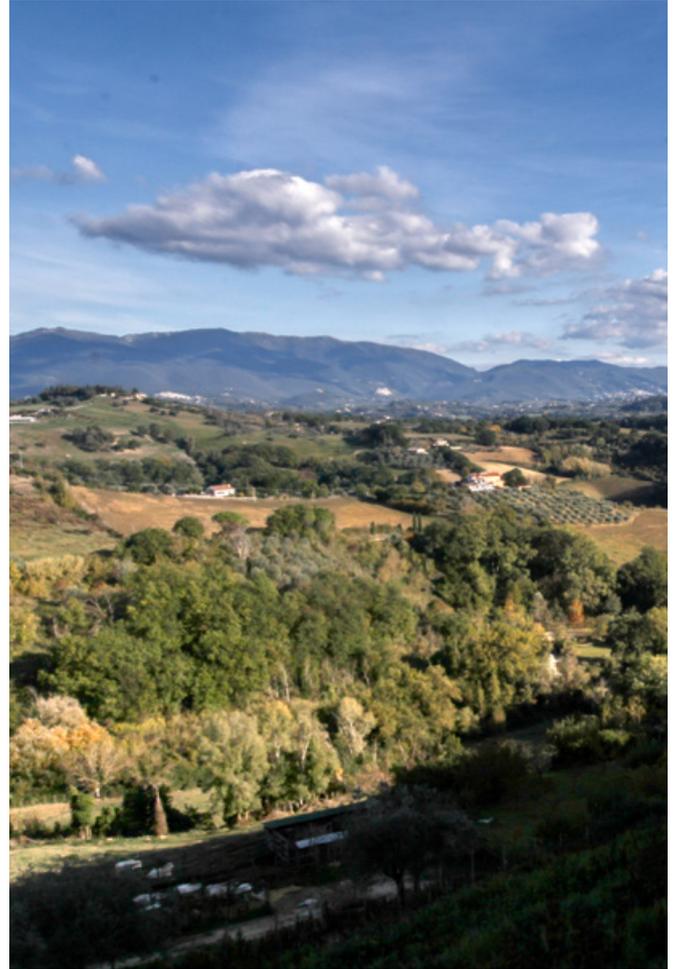
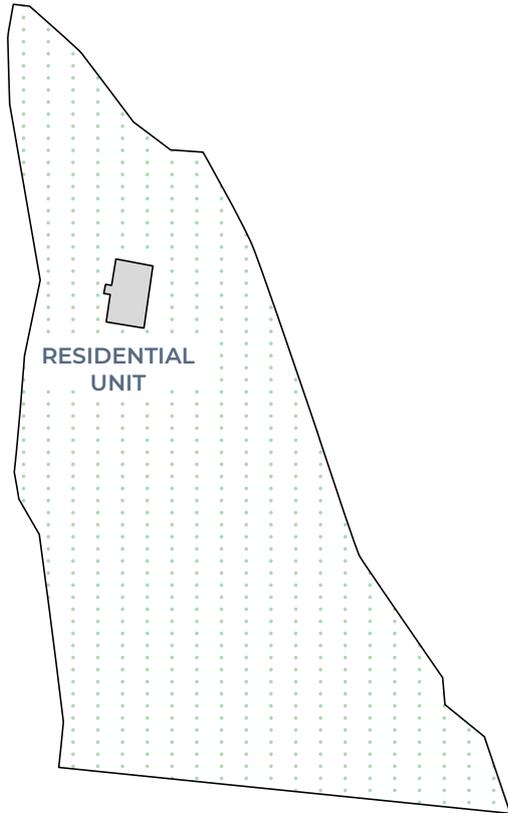


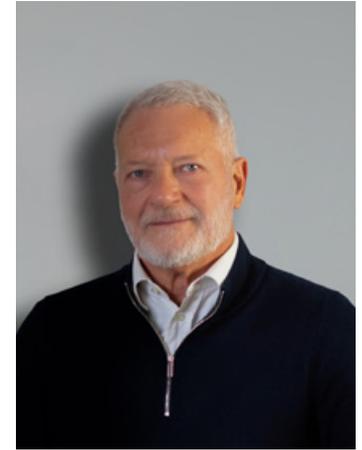
Virtual furniture simulation – non-contractual image





# LAND





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