

LARGE VILLA
WITH PARK
OVERLOOKING AN
IDYLLIC SETTING
U. 2



POUCHAIN
REAL ESTATE

FINISHED VILLA WITH LARGE PORCH, PARK, GARAGE

The construction, in excellent condition and very well finished, dates back to the 1990s, and consists of a living unit on three levels, bordered on three sides by a large porch carved from the overhang of the roof, creating several relaxation areas or spaces for outdoor dining/dining in the shade, with an open and panoramic view of the park and the surrounding countryside.

The building, in excellent condition and finished, dates back to the 1990s, consists of a unit on three levels, bordered on three sides by a large porch made from the overhang of the roof, creating several relaxation areas or spaces for outdoor dining/dining in the shade, with an open and panoramic view of the park and the surrounding countryside. The property unit has been used as a vacation home, so it consists on the ground floor of a mini apartment with two rooms with ensuite bathroom and a living/dining room with kitchenette; the second accommodation has two rooms with ensuite bathroom. Finally there is another room with bathroom. This floor has a total area of about 152 square meters. Each accommodation has its own reserved outdoor

space on the porch. A staircase leads to the upper floor of about 87 square meters, characterized by the sloping roof, currently used as an attic with a balcony placed at the head with panoramic views of the green. The basement is currently used as a cellar/storage room, with internal access, via stairs, and also from the outdoor garden.

The villa also has solar panels for the production of domestic hot water, a photovoltaic system with storage batteries, and an authorized well for the irrigation of the park, which placed on a slight slope, is dotted with fruit trees such as apple, pear, cherry, walnut, fig, sour cherry, tangerine, tangerine, lemon, cedar and loquat trees. In addition, the location on a hill and the geographical position create ideal natural ventilation conditions, enjoying the breezes that come from the nearby lake, as well as allowing one to witness beautiful scenery in the hours of sunset. The unit is served by inverter heat pump air conditioners. The property is completed by a garage of about 45 square meters, with access from the driveway from the gate on the street. The building can be used for both residential and tourist-receptive use.









PROPERTY DETAILS

AREA

Bracciano | Roma

TYPE

Villa

FLOORS

Ground, first
and basement

ORIENTATION

N - W - E

CONDITION

Excellent

CADASTRAL CATEGORY

A/7
C/6 (box)
Arable land

CADASTRAL INCOME

A/7 € 1704,31
C/6 € 134,80

ENERGETIC CLASS

G class

HEATING

Self-contained
powered by heat pump



GROSS SQM

Ground floor 152 sqm
First flooe 87 sqm
Box 45 sqm
Land 14790 sqm

COMMERCIAL SQM

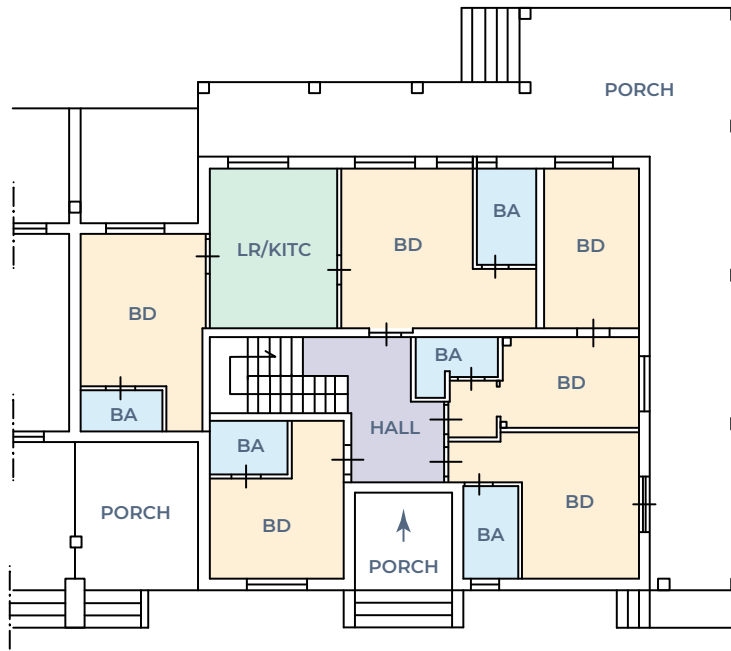
Total 290 sqm

PRICE € 470.000,00





GROUND FLOOR

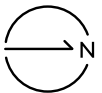


Legend

BA = bathroom

BD = bedroom

LR/KITC = living room with kitchen corner





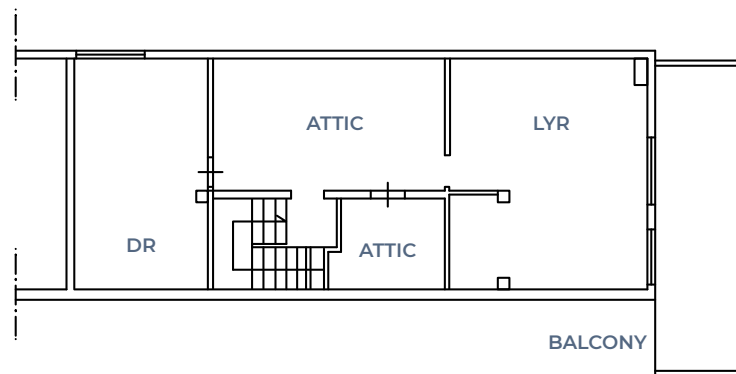






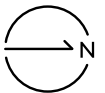


FIRST FLOOR



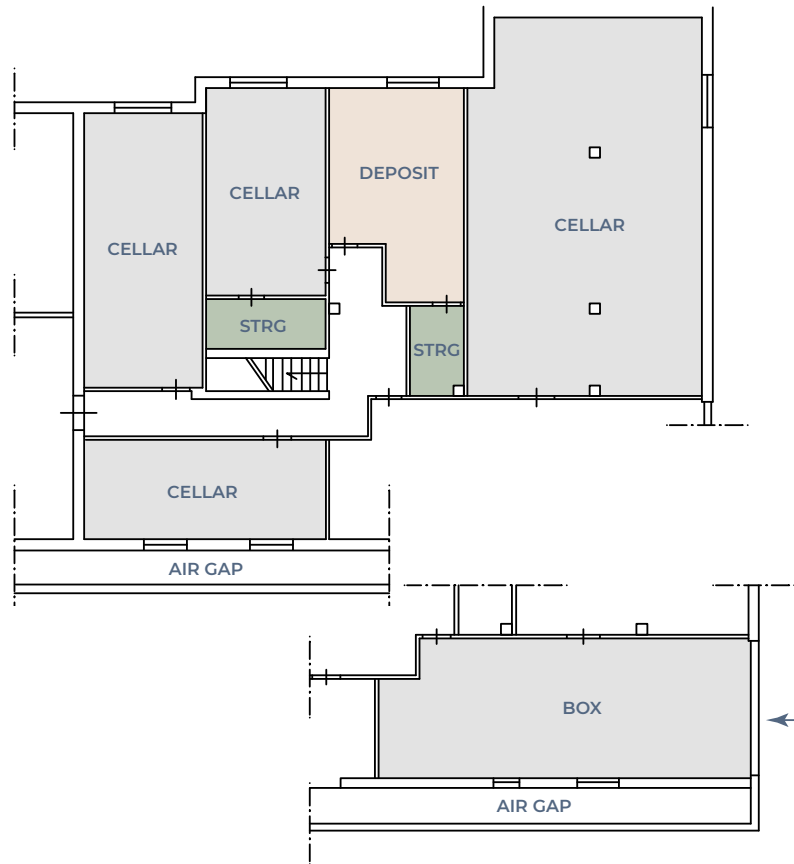
Legend

LYR = laundry room
DR = drying room



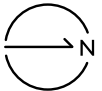


BASEMENT



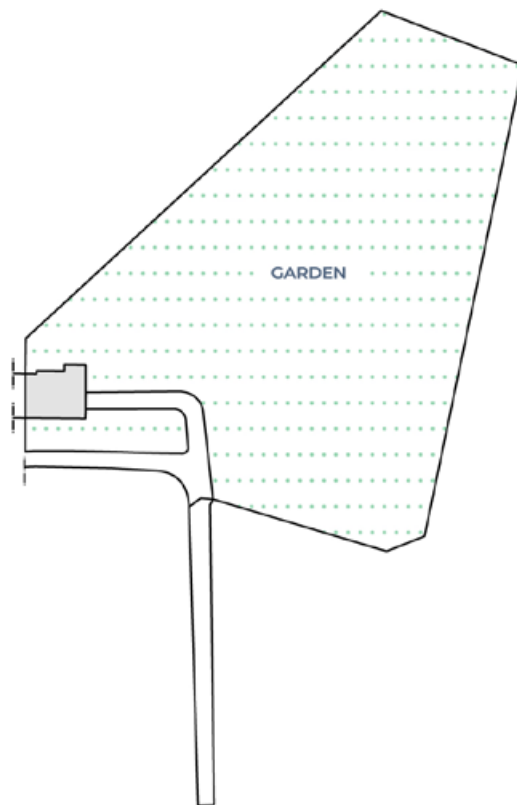
Legend

STRG = storage





LAND













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