



## **Villa for Sale in Sacrofano**

### **€ 1.200.000**

### **Ref. CBI118-2843-301982**



**650 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10**

Detached villa with swimming pool - Sacrofano

White is a color with high brightness. More precisely, it is given by the additive synthesis of all the colors of the visible spectrum. In this sense, it is commonly said that white is given by the "combination of all colors".

White light, when passed through a crystal prism, creates a rainbow with the full range of colors, breaking down into all the colors it is composed of.

This is exactly how we should consider the villa. A set of colors that create something out of the ordinary. The green is represented by the 24,000 meters of park that embellished by orchards color the large garden that surrounds the villa; the blue is of the swimming pool that is born in front of the large reception room that enriched by enormous windows creates a continuous relationship with the outside; the red of the terracotta bricks that characterizes the large patio that extends on 3 sides allows you to experience the representation at any time of the year. There are many colors in this property.

On the ground floor the villa welcomes you with a large living room, a comfortable kitchen open to the living room, and a study with bathroom; thanks to a few steps we can reach the sleeping area consisting of 3 bedrooms 3 bathrooms.

On the S1 floor we find a large hobby room of approximately 200 m2 and a 45 m2 garage that can accommodate up to 5 machines. Mostly above ground, it has several entrances that connect us directly to the garden.

The entire villa is surrounded by a very useful cavity of approximately 2m which makes this floor safe and isolated.



Situated in a dominant position on Via Monte Cappelletto, a road that intersects Via di Valle Muricana, the villa has a suggestive panoramic view of the Veio Park and the city. The proximity to the pretty village of Sacrofano, to the GRA of Rome (12km), and about 15 minutes from Corso Francia make this property perfect for those who want to live in tranquility and greenery without giving up all the comforts. Furthermore, for several years it has also been used for events, thus giving it the opportunity to also have a continuous flow and income.

Perfect for a family or commercial use given today's attitude.

## Property Informations

**Address:** Monte Cappelletto

**Zip Code:** 60

**Bedrooms:** 6

**Bathrooms:** 5

**Rooms:** 10

**Internal condition:** Excellent

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**Floor:** On two levels

**Date of construction:** 1990

**Current Status:** Available after the deed of sale

**Kitchen:** Open kitchen

**Garage:** for two cars, 45 sq.m













