Global Luxury Gruppo Bodini
Via Guido d'Arezzo, 47 - 00198 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Villa for Sale in Formello
€ 1.300.000
Ref. CBI118-3256-302237



550 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 12

FORMELLO - PANORAMIC VILLA WITH PRIVATE PARK AND TWO INDEPENDENT APARTMENTS A few minutes from the centre of Formello, in the natural setting of the Veio Park and the Sorbo Valley, we offer a villa in a dominant position, with a private park and a view that opens onto the green countryside as far as Rome and the Castelli Romani. The view is one of the property's defining features: the gaze sweeps across the tree-lined expanses and hills of the Formello area, then extends toward the skyline of the capital. The large windows, panoramic terrace, and outdoor spaces allow you to experience this openness to the landscape both inside the house and outside, amidst the tranquil park and the changing colors of the day. The main villa The central residence extends over three levels, with spacious rooms and spaces dedicated to conviviality and family life. Exposed wooden beams, fireplaces, and large windows characterize the interiors. The ground floor features two living rooms with fireplaces and wooden ceilings, an eat-in kitchen, two double bedrooms with ensuite bathrooms, and two additional bathrooms. The living area opens onto the patio equipped with a barbecue and the park planted with tall trees, which also features an above-ground pool. On the first floor are two double bedrooms, a single bedroom, and a bathroom. All bedrooms open onto the panoramic terrace, a private space from which to enjoy the views of the greenery and Rome. At garden level, a bright hobby room offers additional utility options, alongside a laundry room overlooking the garden and a large storage room. There's also the option to build another kitchen. Two independent apartments In addition to the central villa, with its terrace and park, the property includes two apartments with independent entrances directly from the garden, currently rented under temporary use contracts. Each apartment has a living room with fireplace and open-plan kitchen, a large bedroom, a bathroom, and a convenient closet. An ideal configuration for those who want to bring multiple families together in the same property, while maintaining autonomy, privacy, and independence for each. The apartments can accommodate parents or children, allowing them to live close together without necessarily sharing living spaces. The presence of the two units also represents an opportunity for those seeking a residence to

live in and, at the same time, an investment with the possibility of rental income. A versatile property, combining the spaciousness of a stately home, the independence of multiple residences, and the pleasure of living surrounded by greenery, just a short distance from Rome.

Certification

Energy Class: E

Property Informations

Address: Via Castelli	**Zip Code**: 60
Bedrooms: 7	**Bathrooms**: 5
Rooms: 12	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 2517.73	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Date of construction: 1990	**Current Status**: Available after the deed of sale
Balconies: Present, 50 sq.m	**Terrace**: Present, 100 sq.m
Garden: Private, 1.000 sq.m	**Kitchen**: Eat-in kitchen
Garage: for three cars, 50 sq.m	

















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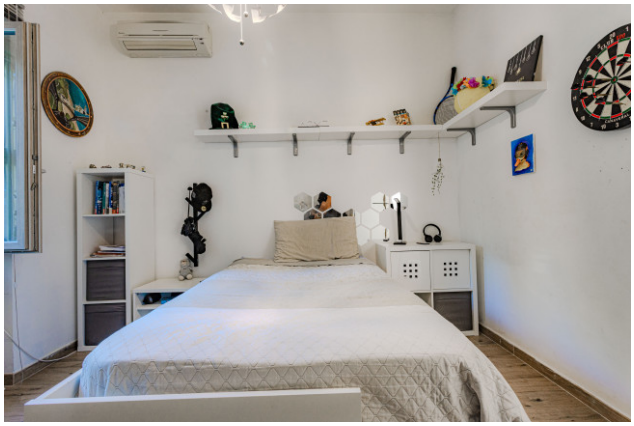









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