



## Stunning 4 bed Villa For Sale in National park of Veio Rome Lazio Italy



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience: 2002  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: EUR 380,000

### Location

Country: Italy  
State/Region/Province: Latium  
City: Formello  
Address: Strada comunale dei Pantanicci  
ZIP code: 00060  
Posted: Sep 19, 2024  
Description:  
Stunning 4 bed Villa For Sale in National park of Veio Rome Lazio Italy

Esales Property ID: es5553837

STRADA COMUNALE DEI PANTANICCI 10  
FORMELLO  
ROMA  
00060  
Italy

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The location is fantastic, positioned inside the National Park of Veio where it is impossible to build



---

anymore. The house is facing south, it's half of the building, on three floors with one acre of completely fenced land. No other houses in the front of the valley, where it is easy to see foxes, boars and porcupines.

The house was finished in 2009, with 1,500 sqft on the ground floor, three bedrooms, three bathrooms, one kitchen, and two entrance doors.

500 sqft on the first floor where there is an open space with the kitchen, dining and living with 1,800 sqft of terrace on two sides.

350 sqft in the attic where there is a large bedroom and a double bathroom with tub and shower and two balconies. This house was built to the highest of standards with very good materials, Tuscany cotto tiles and wood parquet.

The entrance from the street has an independent automatic iron gate with 600 ft of driveway, where there are 20 fruit trees on one side and 20 olive trees on the other.

In ten minutes you are driving on the highway that is going around Rome (Gran Raccordo Anulare) where you can find our largest shopping mall (Porta di Roma) with 450 shops just in front of the LDS Temple.

The house can be rented in 3 apartments, there are 3 entrance doors which would make a perfect bed and breakfast.

Only a ten minute drive to the train station that is bringing you directly to the old center of Rome (People square) where it is possible to walk for sightseeing and shopping, also using the subway.

## ABOUT THE AREA

Formello is a town and comune in the Metropolitan City of Rome. It is located southwest of the Monti Sabatini, within the Regional Park of Veii. The communal territory sits on large deposits of tuff, which is intensively mined in the area. Overlooking the lush green Sorbo Valley, where the ancient city of Veio once stood, Formello has even earlier origins, but it was during the Etruscan period that it became an important economic and cultural centre, as is clearly indicated by archaeological finds, in particular the large tombs with their grave goods. The Etruscans created a complex system of underground pipelines in the area to convey river water. Hence the present name of the town, which derives from 'forma' – in Latin canal.

Rome (or Roma in Italian) is the capital of Italy and has a population of 2.8 million, the Romans. According to legend, Rome city was founded by the twins Romulus and Remus in 753 BCE. The city is located on the banks of the river Tiber and was founded on top of seven hills; Palatine Hill, Aventine Hill, Capitoline Hill, Caelian Hill, Esquiline Hill, Quirinal Hill and Viminal Hill. Particularly the area around Palatine Hill and Capitoline Hill would later become the centre of power of the enormous Roman Empire. You can find many ruins and excavations here of the Forum Romanum and the Colosseum gives you an impression of how gladiators had to do battle in this enormous Roman amphitheatre. The Pantheon, which is now a church, has its characteristic round, open roof and is one of the best kept



buildings from Roman times. And the Via Appia takes you back in time along one of the oldest roads of Rome Italy. Basically, the city of Rome is one giant museum. It is therefore no surprise that the complete historic city centre is on the UNESCO World Heritage List.

## MAiN FEATURES:

- 240m<sup>2</sup> of living space
- 4000m<sup>2</sup> plot.
- 4 Bedrooms
- 5 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Rome Italy fast online

### **Common**

Bedrooms:	4
Bathrooms:	5
Finished sq. ft.:	240 sq m
Lot Size:	4000 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.084.804

