



## Excellent 2 Bed Villa for Sale In Aprilia Lazio Italy



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Niall Madden  |
| Nome da Empresa:  | Esales Property Limited   |
| País:             | Reino Unido   |
| Experience since: | 2002  |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefone:         |   |
| Languages:        | English   |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 469,395.24 |

### Localização

|                        |                 |
|------------------------|-----------------|
| Country:               | Itália          |
| State/Region/Province: | Lácio           |
| Cidade:                | Fossignano      |
| Address:               | Via Fortore, 21 |
| CEP:                   | 04011           |
| Adicionado:            | 22/01/2025      |

Informação adicional:  
Excellent 2 Bed Villa for Sale In Aprilia Lazio Italy

Esales Property ID: es5554450

Via Fortore 21, Aprilia, Latina

04011

Lazio

Italy

For Sale: Tuscan Idyll in Fossignano, Aprilia



This exquisite two-story villa, nestled within the tranquil embrace of Fossignano, Aprilia, offers a harmonious blend of modern comfort and rustic charm. With its expansive 335 square meters of living space, five spacious bedrooms, and three contemporary bathrooms, this property presents an unparalleled opportunity for discerning buyers seeking a luxurious Italian retreat.

### A Sanctuary of Tranquility:

Step inside this enchanting villa and be greeted by an aura of serenity. The lower level unfolds into a spacious open-concept living area, designed for effortless entertaining and leisurely gatherings. Natural light streams through large windows, illuminating the elegant dining space and inviting lounge area. The heart of this level is undoubtedly the gourmet kitchen, a culinary haven boasting a generously sized island, ample storage space, and top-of-the-line appliances. A charming balcony, accessible from the living area, beckons you to step outside and savor the gentle breeze and the captivating views of the surrounding landscape.

Ascending to the upper level, you'll discover a haven of tranquility, where five generously proportioned bedrooms offer peaceful retreats. Each room is thoughtfully designed with an emphasis on comfort and privacy, while the modern bathrooms exude an air of sophistication. The crowning jewel of this level is the L-shaped balcony, a panoramic vantage point that unveils breathtaking vistas of the rolling hills, lush olive groves, and vibrant lemon orchards that characterize the Italian countryside.

### Outdoor Oasis:

Beyond the walls of this magnificent villa lies an expansive green area, a true testament to the property's idyllic setting. This outdoor haven is perfect for a variety of pursuits, from leisurely strolls and al fresco dining to vibrant gatherings with friends and family. The private gated entrance ensures complete privacy, while a dedicated staircase provides direct access to this outdoor oasis, seamlessly connecting indoor and outdoor living spaces.

### A Life of Convenience:

This exceptional property is ideally situated for those seeking a harmonious blend of tranquility and accessibility. Just a 10-minute drive or a leisurely 30-minute bike ride away lies the stunning coastline of Latina, where pristine beaches beckon with their golden sands and crystal-clear waters. For shopping enthusiasts, Aprilia's vibrant shopping mall is conveniently located nearby, offering a diverse range of retail options and entertainment venues. Furthermore, the Aprilia Train Station provides direct access to Rome's Termini Central Station, connecting residents to the heart of the Eternal City with ease.

### Key Features:

- \* **Expansive Living Space:** 335 square meters of luxurious living space.
- \* **Spacious Bedrooms:** Five generously proportioned bedrooms offering peaceful retreats.
- \* **Modern Bathrooms:** Three contemporary bathrooms with stylish fixtures and finishes.
- \* **Open-Concept Living:** Spacious living area perfect for entertaining and relaxation.
- \* **Gourmet Kitchen:** Fully equipped kitchen with a large island, ample storage, and top-of-the-line



appliances.

- \* Breathtaking Views: L-shaped balcony with panoramic vistas of the surrounding countryside.
- \* Expansive Green Area: Ideal for outdoor activities, gatherings, and relaxation.
- \* Private Gated Entrance: Ensuring complete privacy and security.
- \* Convenient Location: Close proximity to beaches, shopping, and train station.
- \* Private Parking: Ample space for vehicle parking.
- \* Central Heating: Ensuring year-round comfort.

A Unique Investment Opportunity:

This exquisite villa presents an unparalleled opportunity for discerning buyers seeking a luxurious Italian retreat. Whether you envision a tranquil family home, a captivating vacation destination, or a lucrative investment property for the thriving Airbnb market, this property offers endless possibilities.

Embrace the Italian Dream.

Experience the allure of Italian living in this enchanting villa. Schedule a private viewing today and discover the perfect blend of luxury, tranquility, and convenience that awaits you in Fossignano, Aprilia.

## ABOUT THE AREA

Fossignano is a charming fraction (a smaller, local community) of the town of Aprilia, located in the Lazio region of Italy. Nestled amidst picturesque landscapes, Fossignano offers a peaceful escape from the bustling city life while still maintaining convenient access to urban amenities.

The area boasts a rich history, with evidence of past settlements dating back to ancient times. Today, Fossignano retains a traditional Italian charm, with its quaint streets, local shops, and a strong sense of community. Residents and visitors alike can enjoy the tranquility of the surrounding countryside, characterized by rolling hills, olive groves, and vineyards.

Aprilia itself provides a range of facilities and attractions. The town offers a good selection of shops, restaurants, and cafes, catering to the needs of both locals and tourists. For those seeking cultural experiences, Aprilia features historical landmarks, museums, and art galleries. Additionally, the town's strategic location provides easy access to the stunning beaches of the nearby coastline.

The nearest major airports to Fossignano are:

- \* Rome Fiumicino Airport (FCO): Approximately 50 kilometers away, offering a wide range of international and domestic flights.
- \* Rome Ciampino Airport (CIA): Located closer to Fossignano at around 30 kilometers, primarily serving budget airlines and domestic flights.

Both airports provide excellent transportation links to Aprilia and Fossignano via train, bus, and taxi services.



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## MAiN FEATURES:

- \* 335m<sup>2</sup> of living space
- \* 15000m<sup>2</sup> plot (1.5 Hectares )
- \* 2 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities 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

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### **Comum**

|                         |                      |
|-------------------------|----------------------|
| Quartos de dormir:      | 2                    |
| Banheiro:               | 3                    |
| Pés quadrados acabados: | 335 m <sup>2</sup>   |
| Tamanho do lote:        | 15000 m <sup>2</sup> |

### **Utility details**

|          |     |
|----------|-----|
| Heating: | Sim |
|----------|-----|

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.617.794

