

## Villa for sale in Monte San Giovanni in Sabina

### € 449.000 negotiable

### Ref. 2165S



**450 sq.m | Bathrooms: 3 | Bedrooms: 7 | Rooms: 11**

In the heart of Sabina, an elegant villa with excellent finishes and luxury details is proposed for sale. The solution is ideal for those looking for an exclusive context, surrounded by greenery and with large spaces.

The villa, with an internal surface of about 345 square meters, is distributed on several levels with a private garden of over 10,000 square meters with well-kept spaces and a great variety of plants and fruit trees, which envelop the house, guaranteeing maximum privacy and independence.

Composed of ground floor, first floor and basement, it is adjacent to a porch with a wood oven for pleasant evenings of relaxation.

The structure is completed by a large wine cellar and spaces to be used as a hobby room.

The uniqueness of the property is not only in its style but also in the characteristic natural "truffle ground" within the park that make it unique in its kind.

Living there is a dream worth living!

### Property Informations

**Address:** Via delle Ripe, 1

**Zip Code:** 2040

**Bedrooms:** 7

**Bathrooms:** 3

**Rooms:** 11

**State of Preservation:** Good

**Level:** Buildings

**Total Floor:** 3

**Heating:** Heating

**Parking:** Carport

**Age Construction:** 1970

**Balconies:** Present, 50 sq.m

**Terrace:** Present, 50 sq.m

**Garden:** Private, 10.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Triple, 30 sq.m

## Features

Terrace: 50 □

Tv Antenna

Porch: 50 □

Tv SAT

Closet

Fireplace

Parquet

Telephone System

Wiring

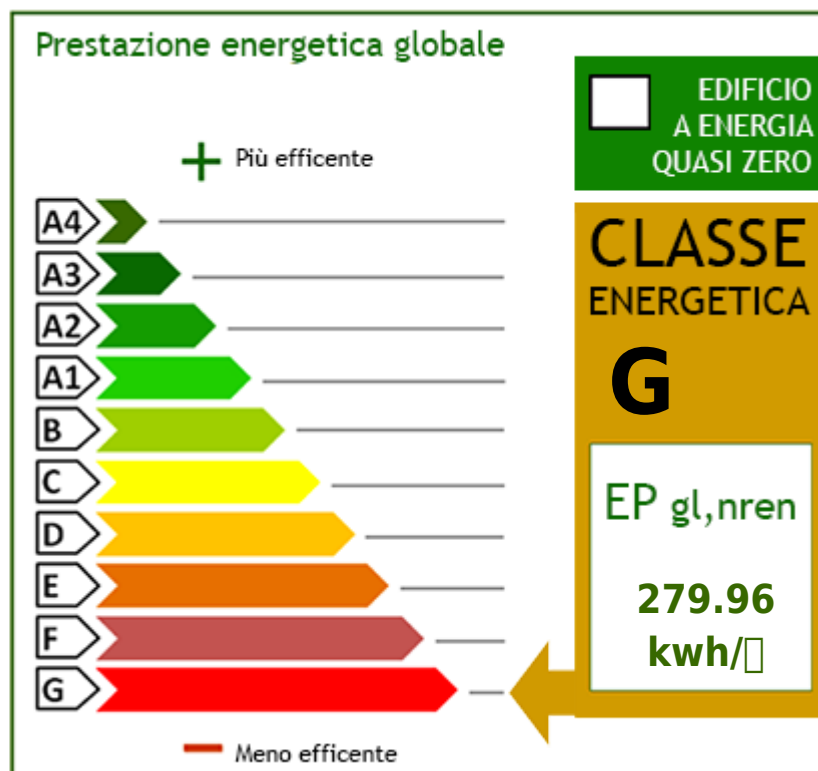
Shower

Wooden Window Frames

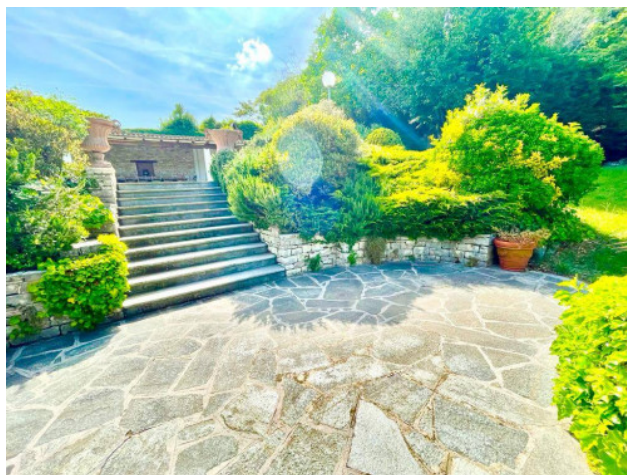
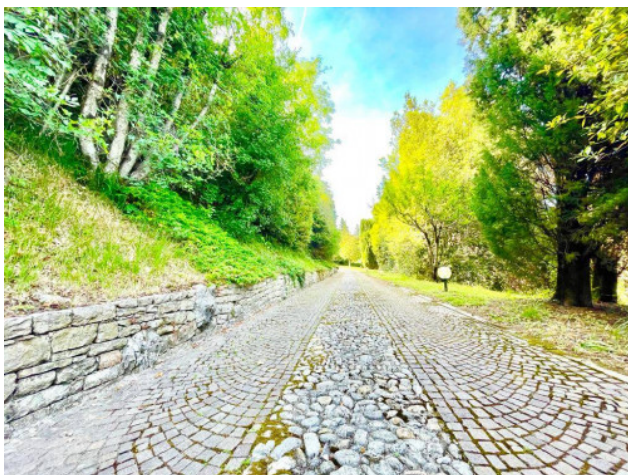
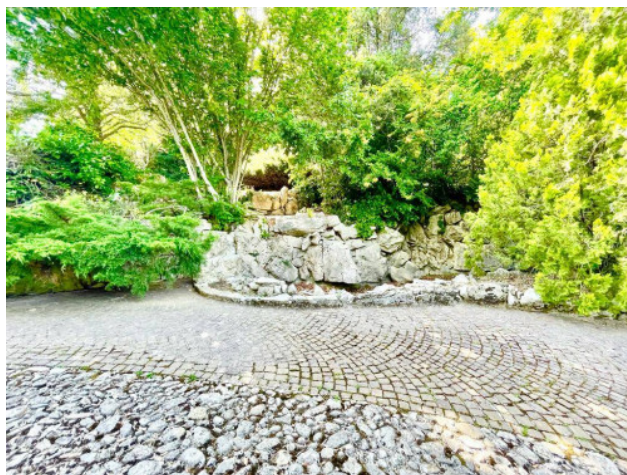
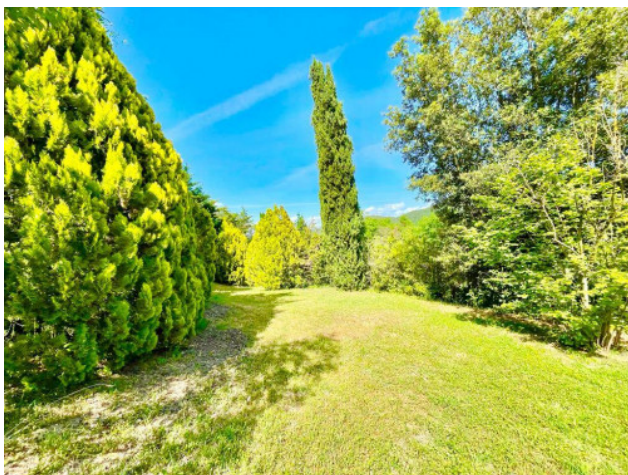
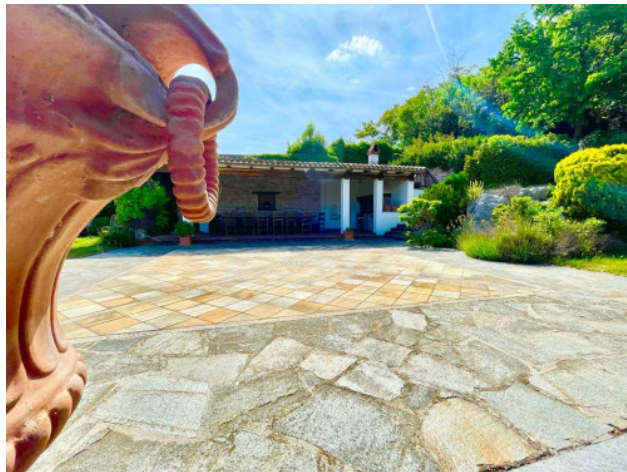
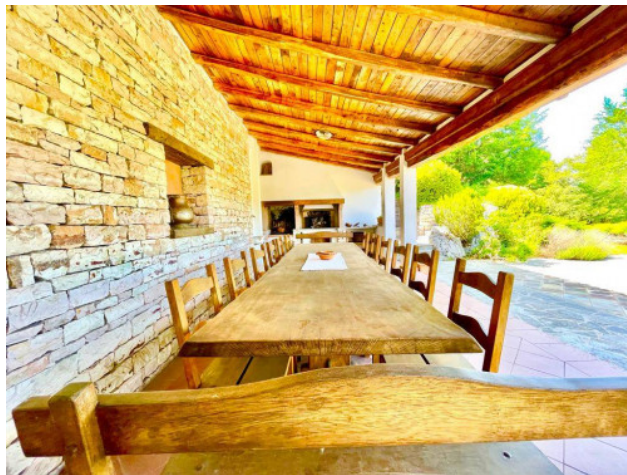
Predisposition for Alarm

Shutters

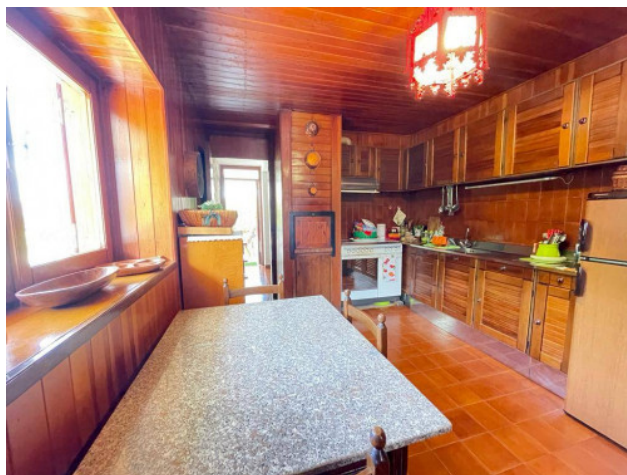
Shutters



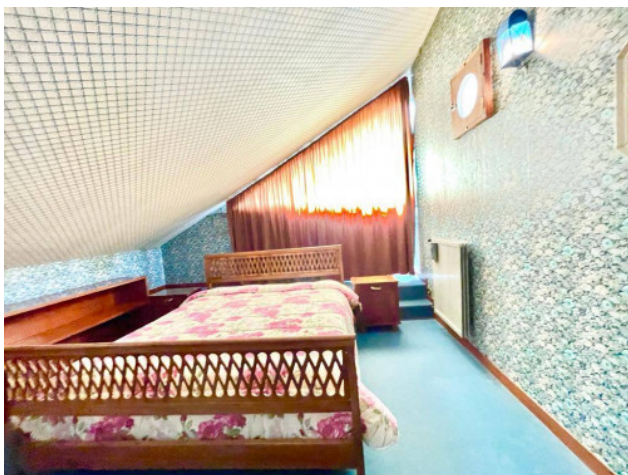
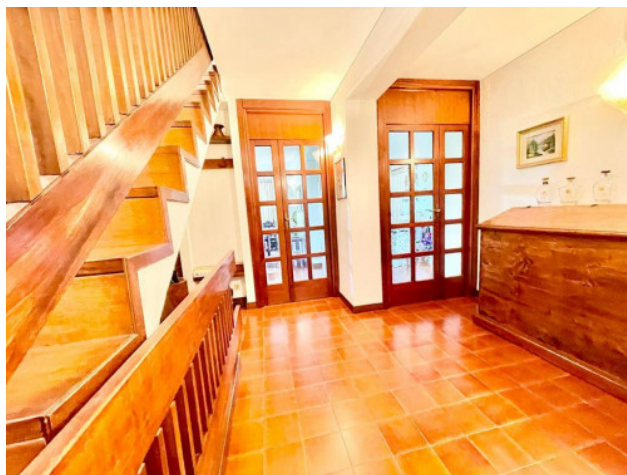




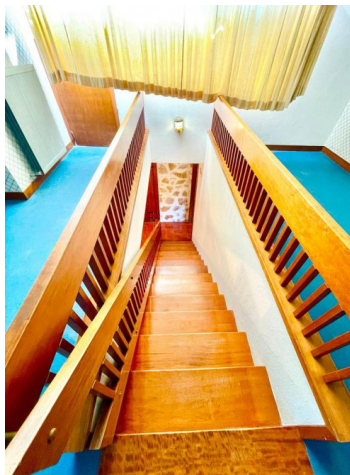












PIANO TERRA

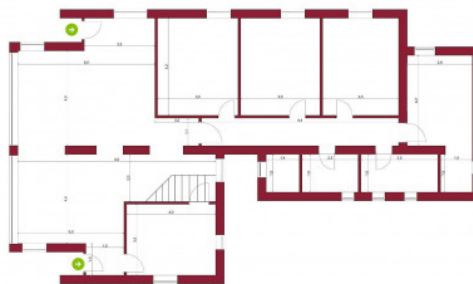


PIANO SEMINTERRATO

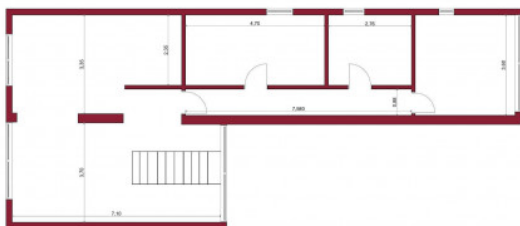




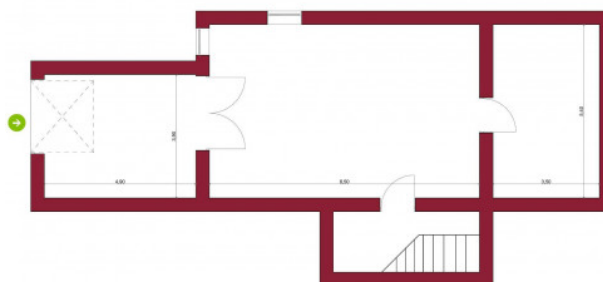
PIANO PRIMO



PIANO TERRA  
LE MISURE VANNO VERIFICATE IN SEDE DI RILIEVO



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