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Coldwell Banker Futura Group
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Two-family villa for Sell in Torricella in Sabina - Area: Ornaro Alto

📍 Via Dei Ricciari, Rieti, 00165 (RI)

170.000€



Contact info



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Description

SEMI-DETACHED HOUSE – ORNARO ALTO

In a beautiful and unique setting surrounded by nature and complete silence, approximately 65 km from Rome and 16 km from Rieti, we are pleased to offer for sale a semi-detached villa with swimming pool, unique in the area.

The house is spread over two levels, a ground floor and an upper floor.

There are two gates near the villa, a small pedestrian one and a sliding/electric one for vehicle access. This large space in front of the villa is covered in gravel, and the parking area is large enough to accommodate four or five cars.

Entering from the pedestrian path, we are welcomed by a large porch where we find the entrance door and a large window that gives access to the dining area.

The front door opens into the large living room, a comfortable space for relaxing or watching TV. French windows lead to the front garden. This room also provides access to the kitchen, the sleeping area, and a staircase to the first floor.

The sleeping area on the ground floor comprises a hallway leading to two bedrooms: a smaller one overlooking the front garden and a double bedroom overlooking the back garden, where the pool is located. The two bedrooms share a comfortable bathroom with a modern vanity, shower, and washing machine.

Going upstairs, we find a large hallway leading to two bedrooms and a bathroom. Both bedrooms open to an outdoor balcony with a wrought-iron railing, one overlooking the pool and the other overlooking the entrance.

Returning to the ground floor, from the living room, a large door leads to the very bright eat-in kitchen, which leads to the garden where the beautiful swimming pool reigns supreme and to the dining room.

In this last room, the fireplace dominates, creating a warm yet rustic atmosphere. In the center is a long table where you can gather and enjoy convivial moments with friends and family. This room also leads to the porch, and the window overlooks the pool.

The villa's distinctive feature is its oval swimming pool, unique in the area. This distinctive outdoor space plays a key role, especially on summer days, where guests can spend time together or relax in the sun, soaking up the tranquil surroundings.

The pool has a hydro-saline system, a special water disinfection method that uses a chlorinator to ensure constant water treatment and automatically and consistently sanitize the pool.

In this wing of the garden, there's also a wooden structure that serves as a tool shed or to store deckchairs, umbrellas, and everything else used in the summer months to make the garden pleasant and welcoming.

The villa also has radiators throughout the house for heating in the winter months and air conditioning in the living room and in the master bedroom on the upper floor.

The property is in excellent condition both internally and externally and is located 2 km from Ornaro Alto, a charming medieval village visible along the Via Salaria, with its distinctly medieval character. In this area, nestled between hills and mountains, you can immerse yourself in pristine nature, enjoying walks, hikes, and excursions.

This villa is perfect for those who love spending quality time in close contact with nature and enjoying a one-of-a-kind property.

Details



Property ID: CBI047-203-520463



Surface: 191.00 m²



Rooms: 5



Bathrooms: 2



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: **Good**



Surface: **191.00 m²**



Rooms: **5**



Bedrooms: **4**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Served area**



Balconies: **Presente**



Parking space: **Uncovered**



Garden: **Private,**



Terrace: **Present**

Images









