



Immobiliare Fratini

AGENCY — SANT'EGIDIO ALLA VIBRATA

ANAGNI — LAZIO

Villa with panoramic views in Anagni

€ 950.000

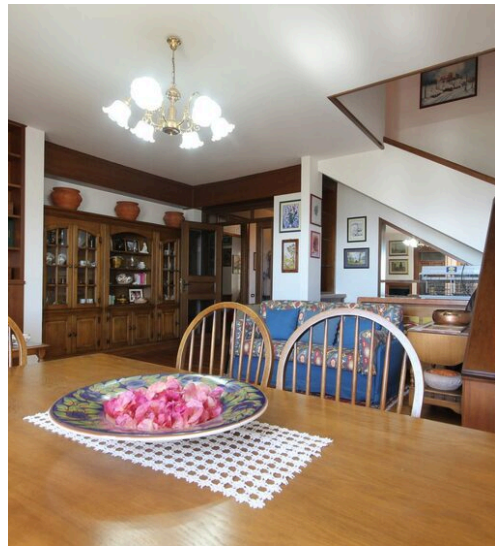
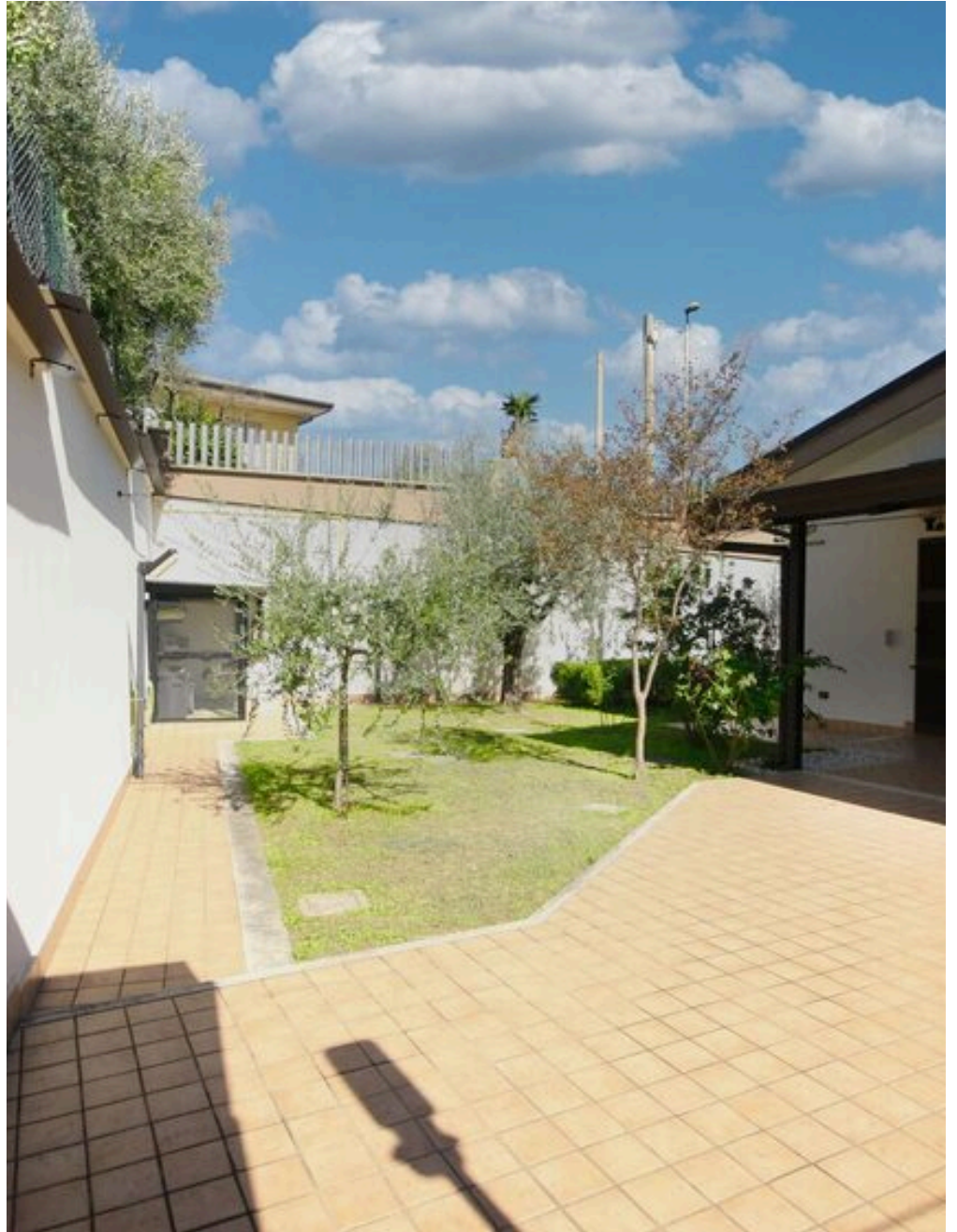
PRICE

500 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

Villa with panoramic views in Anagni

In the beautiful scenery of the town of Anagni, located 470 meters above sea level, overlooking the Valle del Sacco in the province of Frosinone, FOR SALE splendid single-family villa of 350 square meters arranged on two floors plus basement for 150 square meters, built in the 80' with a structure made entirely of reinforced concrete in compliance with all earthquake regulations with double perimeter walls whose cavity was filled with rock wool while on the south side, was placed a thermal coat thickness of 10 cm. The villa is located in an enviable position as it overlooks the entire valley with breathtaking views at a very short distance from the center of the town, very famous for its Cathedral "Santa Maria"; a city also called "The City of Popes" for being the birthplace of four pontiffs once inhabited by the people of Ernici. La Villa for Sale is composed as follows: ground floor entrance directly on hallway, large and bright living room overlooking panoramic balcony, a relaxation room, dining room, kitchen, two double bedrooms, a single bedroom and two bathrooms. On the upper

floor, accessible by a beautiful wooden staircase, we find four bedrooms and two bathrooms, one of which serves the master bedroom. In the basement, beautiful room used as a rustic equipped with a fireplace, also accessible in a completely independent way directly from the external courtyard of the villa, a bathroom with bathtub, laundry room, storage room, boiler room and a very large garage very suitable for the shelter of multiple cars. The entire outdoor courtyard, has been cared for, paved, planted and embellished with olive trees, completely fenced and accessible via driveway gate and pedestrian gate, courtyard characterized by the presence of porches and wooden sheds thus providing added value to the villa. Externally, an anti-mosquito system has been installed through a perimeter network consisting of a pipe to which are connected nebulizer nozzles. The flooring of the villa is entirely ceramic and parquet, single-glazed wooden windows, aluminum shutters, independent heating via natural gas or wood boiler, presence of a volumetric and perimeter alarm system...

 **500 m²**
AREA

 **5**
BATHROOMS

 **5**
ROOMS

 **€ 950.000**
PRICE



Immobiliare Fratini

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.

 **PHONE**
3201845895

 **EMAIL**
egidio@immobiliarefratini.it

 **ADDRESS**
Via Publio Ovidio Nasone 12, Sant' Egidio alla Vibrata, TE