



AN ENCHANTED
VILLAGE AT THE
GATES OF ROME



POUCHAIN
REAL ESTATE

LARGE PROPERTY WITH TWO FARMHOUSES, BUSINESS PREMISES, WAREHOUSE, TWO SILOS, OUTBUILDINGS AND LAND.

In the vicinity of North Rome, in a pleasant rural setting just a few minutes from the village of Cesano, less than 5 km from Lake Bracciano and opposite the train station of Cesano, we offer for sale a charming agricultural complex for residential, receptive and artisanal use, set on a farmland of more than 3 hectares.

The large property, surrounded by a verdant park, consists of several buildings with different uses: two farmhouses, a large commercial space, a warehouse, two silos, and a rustic building.

The estate represents an interesting investment opportunity, usable for different uses and activities. In fact, it offers the possibility of both a mixed use, in part intended for private residence, in part for receptive and catering use or for social-health and welfare facilities, but it also lends itself excellently to the creation of a commercial pole, with a restaurant for ceremonies and events with annexed hotel activity, all enclosed in a single area, located in a strategic position near the Via Cassia and excellently connected via the regional railway FL3 that leads quickly to the center of Rome.

The first farmhouse, for residential use, is on two levels plus an attic floor for about 360 square meters total; the ground floor accommodates 8 bedrooms with private bathroom and entrance from the common garden. On the second floor, accessed by an external staircase, there are a further 8 bedrooms each with private bathroom. The ground floor is in need of renovation, while the second floor is in excellent overall condition.

The second farmhouse, also on two levels for about 390 square meters in total, is structured to accommodate two apartments on the ground floor, each with independent access, and consists of three bathrooms, two kitchens, four bedrooms and two living rooms. On the second floor, it accommodates four bedrooms, three bathrooms, a very large living room, a dining area and an eat-in kitchen. Centrally located with respect to the two farmhouses is the commercial space, developed on

about 694 square meters, with a pitched roof with wooden trusses, consisting of a central entrance area and kitchens, on the sides of which are specularly arranged two large rooms, currently used as a restaurant. On either end of the body of the building are the restrooms. The central body also has an upper floor.

Also part of the property is a warehouse, consisting of a rectangular-shaped building with a pitched roof supported by exposed wooden trusses, divided into two parts and with four separate entrances. Near the warehouse are two silos, covering an area of about 28 square meters each.

From the street entrance, a driveway centrally located with respect to the complex, which can be traveled by car, distributes to the different units.

The lush park that accommodates the housing units is adorned with many trees, some fruit trees, several species of plants, hedges and lawn.



PROPERTY DETAILS

AREA

Cesano | Roma

TYPE

2 farmhouses
1 commercial premises
1 warehouse
2 silos
Agricultural land

FLOOR

Ground floor and first floor

ORIENTATION

S - E - W - N

CONDITION

To be renovated

CONSTRUCTION YEAR

Before 1960

ENERGETIC CLASS

G Class

CADASTRAL CATEGORY

A/2 (Villas and cottages)
C/1 (Commercial premises)
C/2 (Warehouse)

CADASTRAL INCOME

A/2 € 906,38
A/2 € 956,74
A/2 € 3497,7
C/1 € 3.659,10
C/2 € 496,32
C/2 € 52,06
C/2 € 52,06

HEATING

Autonomous with gas boilers

EQUIPMENT

2 sub-irrigation systems
Water tank
Imhoff tank (no connection to sewage system)



50



28

GROSS SQM

R Farmhouse 360 sqm
L Farmhouse 390 sqm
Commercial premises 694 sqm
Warehouse 305 sqm
Silos 1 28 sqm
Silos 2 28 sqm
Common court and agricultural land 30.980 sqm

COMMERCIAL SQM

Total 1.883 sqm

PRICE € 2.000.000,00



COMMERCIAL PREMISES



Legend
BA = bathroom
KIT =kitchen







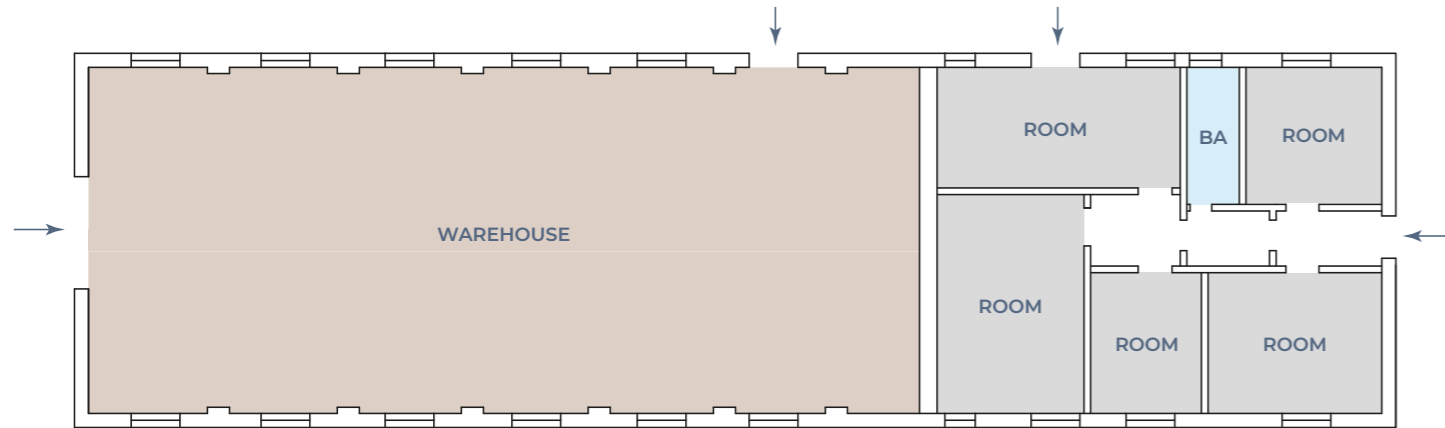


Virtual furniture simulation - non-contractual image



Virtual furniture simulation - non-contractual image

WAREHOUSE



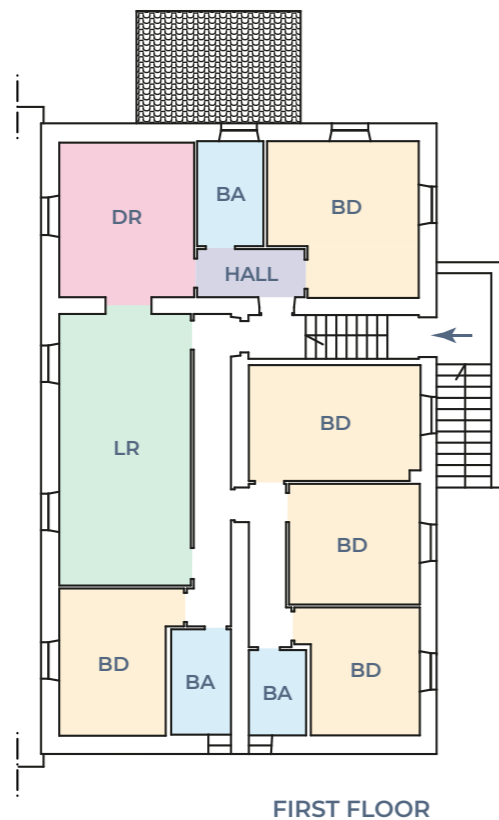
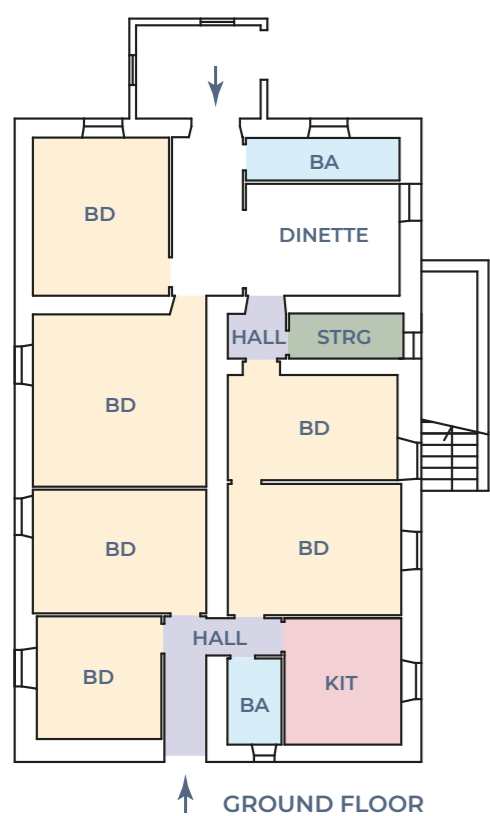
Legend
BA = bathroom





Virtual furniture simulation - non-contractual image

LEFT FARMHOUSE



Legend

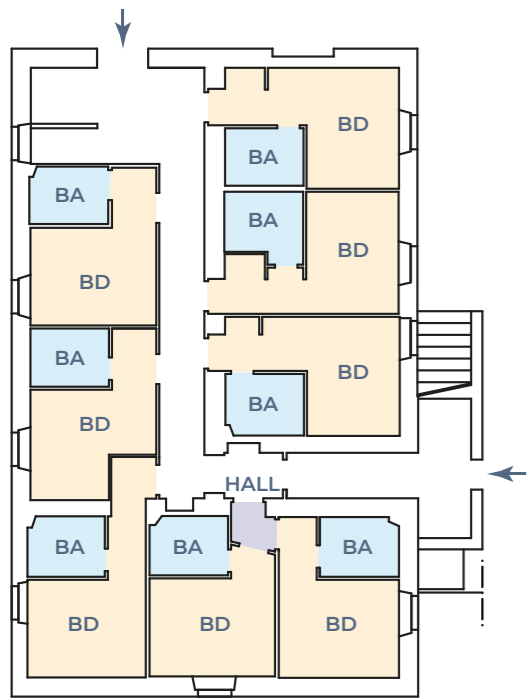
BA = bathroom
BD = bedroom
KIT = kitchen
LR = living room
DR = dining room
STRG = storage



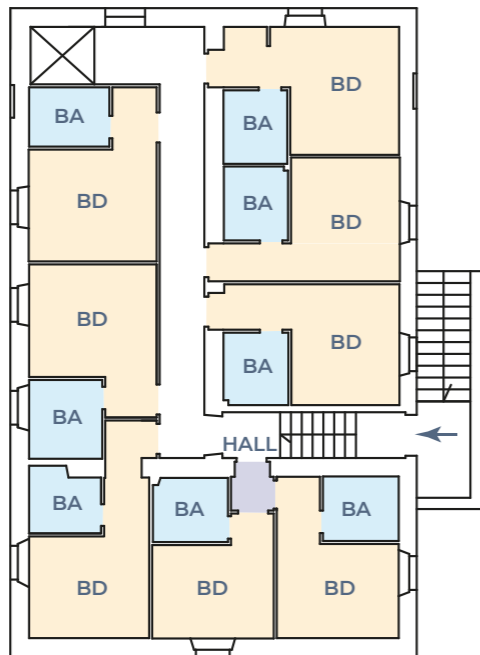




RIGHT FARMHOUSE



GROUND FLOOR



FIRST FLOOR

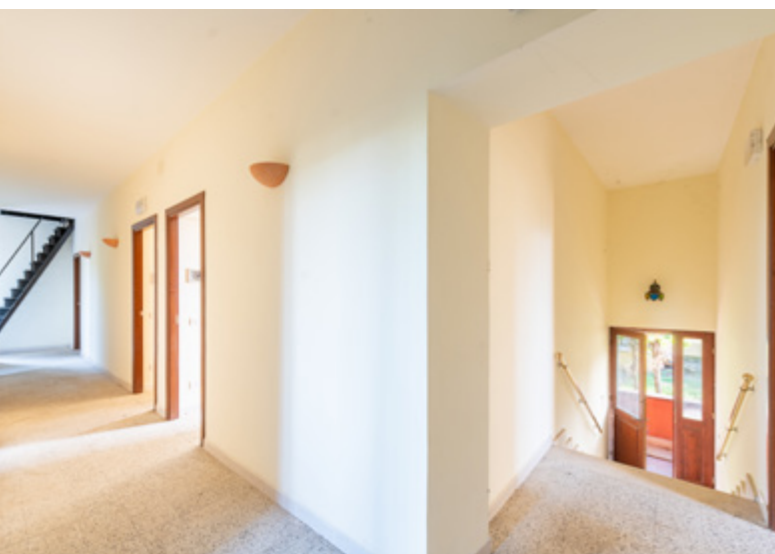


Legend

BA = bathroom
BD = bedroom

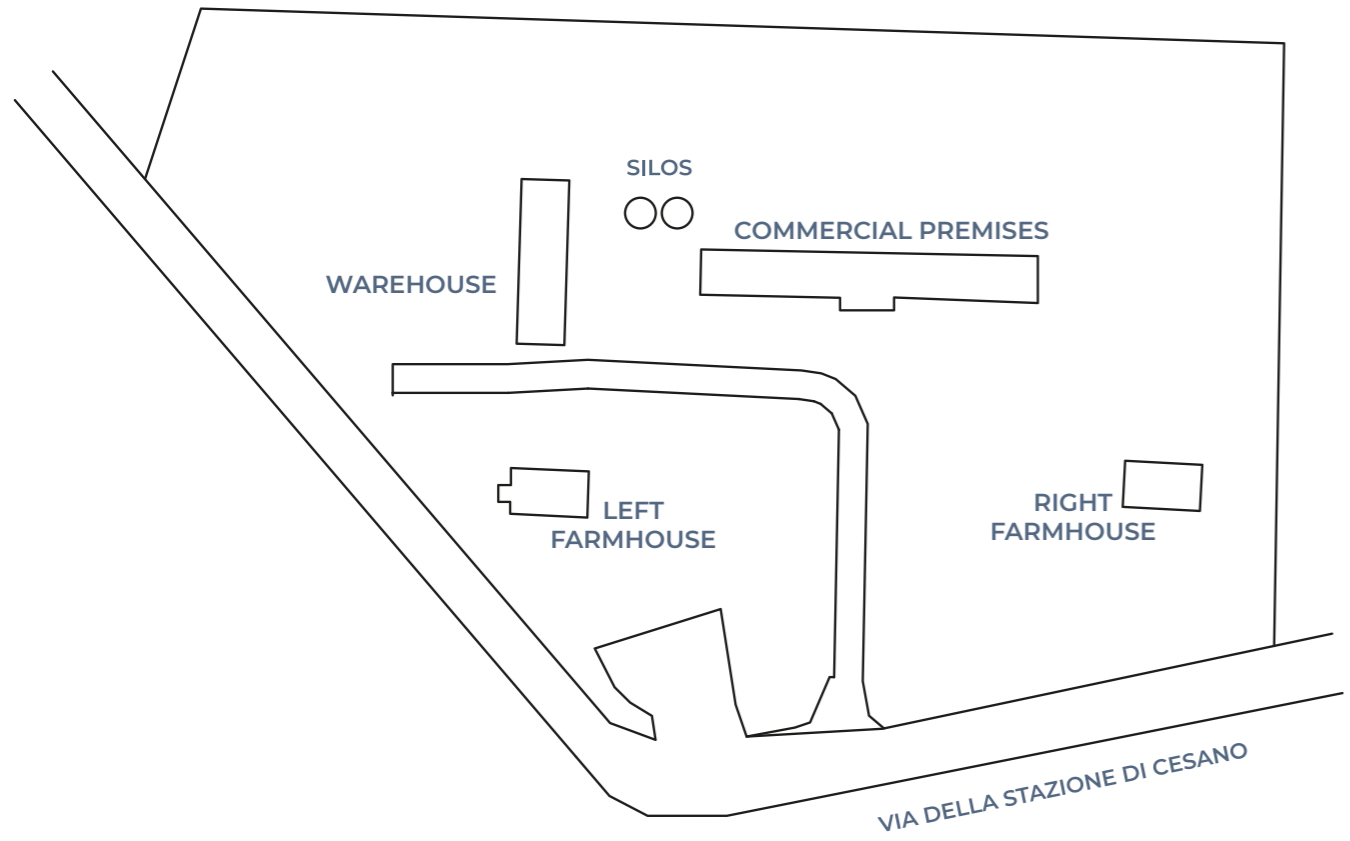








LAND





Sara D'Oriano
Associate | Real Estate Advisor
+39 339 3214448
+39 06 86935997





POUCHAIN REAL ESTATE S.R.L.

Via della Giustiniana, 990
00189 Roma | Italia
Tel. +39 06 86935997

info@pouchainre.com
www.pouchainre.com

C.F. e P.IVA 17013801000
C.C.I.A.A. di ROMA
REA RM 1690046
Capitale sociale 10.000€