



ILLUMINATED  
ELEGANCE:  
PRESTIGIOUS VILLA  
IMMERSED  
IN NATURE



**POUCHAIN**  
REAL ESTATE

## LARGE VILLA WITH PRIVATE GARDEN, SPACIOUS PORCH, AND TERRACES

In the Municipality of Rignano Flaminio, within the Montelarco residential center, we present for sale a splendid independent villa of 500 square meters, surrounded by ample porches and a meticulously maintained private garden of approximately 1500 square meters. It is positioned dominantly, immersed in greenery, with a suggestive panoramic view of the Roman countryside.

The villa is spread over three levels, two above ground and one partially underground, and is characterized by a precise architectural style, featuring horizontal lines, accentuated roof slopes, cuts of light, and large projecting areas, reminiscent of the Wrightian style of Prairie Houses.

The main entrance leads to the spacious living area, characterized by a double-height reception room with a large corner fireplace, around which the living area unfolds. On the side, there is the dining area. On the right, there is a built-in kitchen, also with a fireplace, and a dining room. Behind them are a bathroom, a laundry room, and a storage room. On the left, there is a study and the master bathroom with a bathtub. Large windowpanes make the entire floor extremely bright. The comfortable wooden staircase leads to the first floor, which partially overlooks the reception room and houses the sleeping area consisting of three bedrooms, two bathrooms, and a spacious balcony that can be used as a relaxation area, study, or living room. Each room has external access to terraces, while the balcony leads to the large panoramic terrace that runs on two sides of the villa.

The basement, which overlooks the porch with a wood-burning oven and the garden, accommodates a spacious lounge, a built-in kitchen, a bedroom, and two bathrooms, as well as a very spacious storage room. This floor has its own independent entrance and is mostly above ground, thanks to the natural slope of the terrain. Here, you will also find a double covered parking space, accessible from the driveway gate on the road.

The entire villa is surrounded by a large and extremely livable porch, adding great charm while framing the surrounding panorama.

The well-maintained perimeter garden is equipped with an automatic irrigation system and outdoor lighting, hosting trees and plants of various species and featuring a small fountain.

The property, which requires some renovation, is in good condition, with high-quality finishes both internally, such as the dark wood parquet, and externally, like the porphyry flooring and the wood cladding in the undersides of the external porches.

Located a few kilometers from both Morlupo and Rignano Flaminio, it can be reached by car from Rome in 45 minutes via the Via Flaminia and is immersed in a territory rich in artistic, archaeological, and gastronomic interests.

It is also suitable for multiple families who want to live together but with their independence or to be partially used for tourist-receptive purposes.





## PROPERTY DETAILS

### AREA

Rignano Flaminio | Rome

### TYPE

Single-family villa  
with private garden

### FLOORS

Basement, Ground and First

### ORIENTATION

N - S - E - W

### CONDITION

To be renovated

### HEATING

Self-contained with gas boiler

### ENERGETIC CLASS

G class

### CADASTRAL CATEGORY

A/7 (Cottage dwellings)

### CADASTRAL INCOME

A/7 € 3.434,44



### GROSS SQM

Residential unit 605 sqm  
Porch and terraces 327 sqm  
Garden 1.478 sqm

### COMMERCIAL SQM

Total 753 sqm

PRICE € 500.000





## PORCH



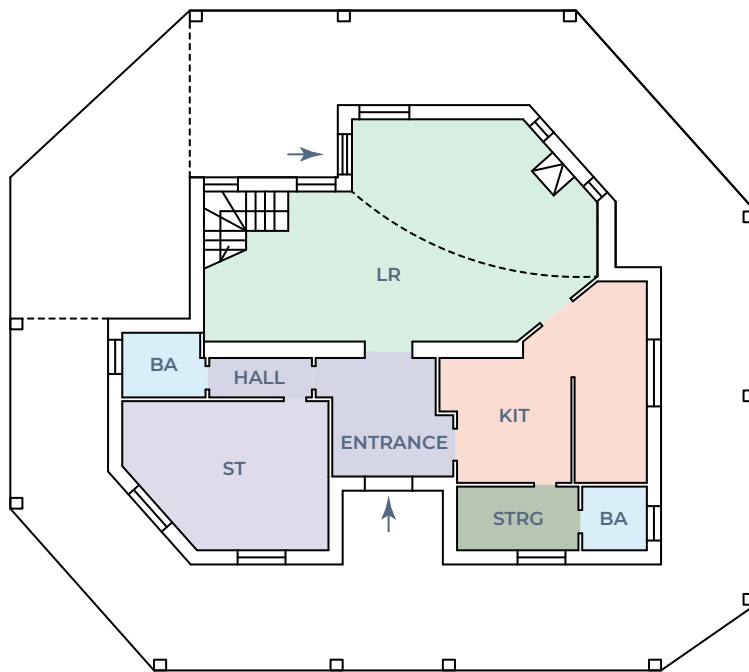








# GROUND FLOOR



## Legend

- ST = studio
- KIT = kitchen
- STRG = storage
- BA = bathroom
- LR = living room











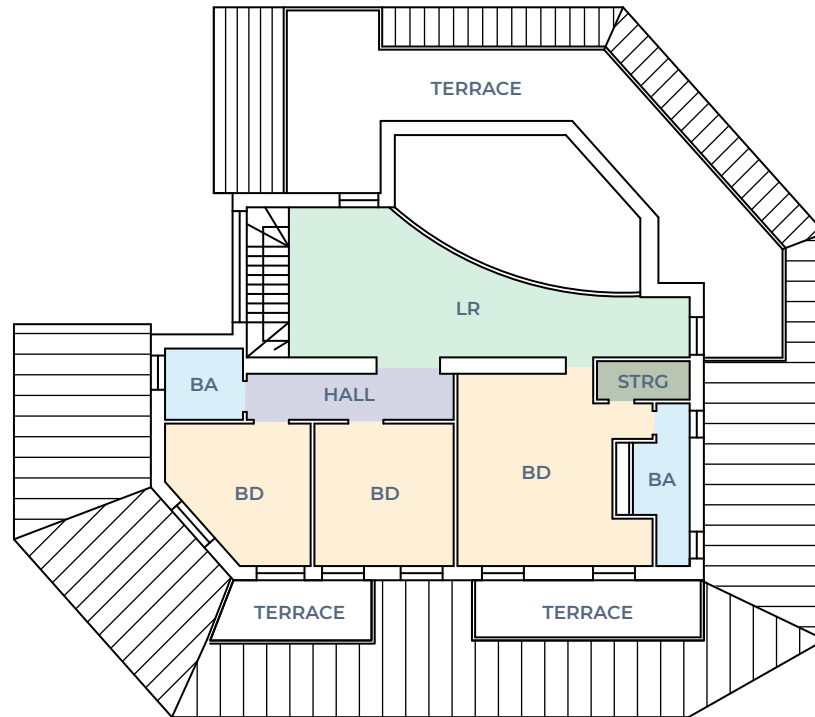








# FIRST FLOOR



## Legend

- BD = bedroom
- STRG = storage
- BA = bathroom
- LR = living room











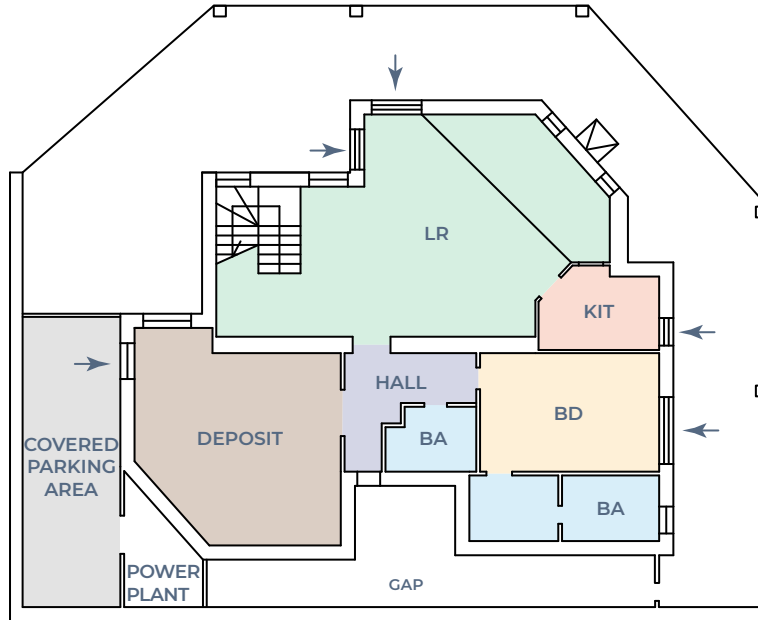








# BASEMENT FLOOR



## Legend

- KIT = kitchen
- BD = bedroom
- BA = bathroom
- LR = living room









# GARDEN















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