Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Rustic for sale in Fabrica di Roma in area
€ 129.000
Ref. V43-5405

310 sq.m. | Rooms: 5 | Bathrooms: 3 | Floor: Multi-storey

In Fabrica di Roma, in a quiet location surrounded by greenery yet convenient for reaching the town center, we offer for sale a large rustic property with extraordinary potential both as a private villa and as a family-run tourist accommodation facility.
The property, built in 2002 and currently in its unfinished state, extends over three levels for a total of approximately 310 square meters, offering the possibility of customizing it according to the needs and tastes of the future buyer. The ground floor features a large, bright living room, an eat-in kitchen overlooking a spacious porch, and a bathroom. The upper floor could accommodate two or three bedrooms and one or two bathrooms.
The basement level includes a large double garage, a cellar/storage area, and a perimeter cavity that ensures health and insulation. Outside, the flat and well-maintained grounds offer the potential for additional parking, relaxation areas, or guest reception spaces.
The property also includes approximately 6,000 square meters of surrounding land, ideal for a private garden, vegetable garden, or fruit orchard. The upcoming opening of a shopping center in the immediate vicinity and the proximity of the Magliano Sabina exit of the A1 motorway further enhance the strategic value of this investment.
An ideal solution for those seeking an exclusive residence to customize to their liking or for those wishing to start a hospitality business surrounded by nature.

For information, contact Volpes Case Mignanelli – Fonte Nuova Office – Via Nomentana 20-21
Tel. +39 06 69283348 – fontenuova@volpescase.it.

Some of the images are AI-generated renderings, ideally representative of the property's development potential.

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Volpes Case offers comprehensive services for all your real estate needs, both directly and through its select partners and professionals: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Certification

Energetic class:

Property details

Post code: 1034

Bathrooms: 3

Rooms: 5

Property state: Rough

Floor: Multi-storey

Number of floors: 3

Age of building: 2002

Current condition: Free to deed

Garden: Private

Kitchen: Current

Box: Double

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VAT 11776181007

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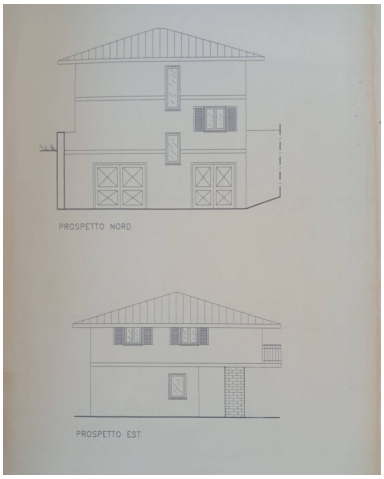

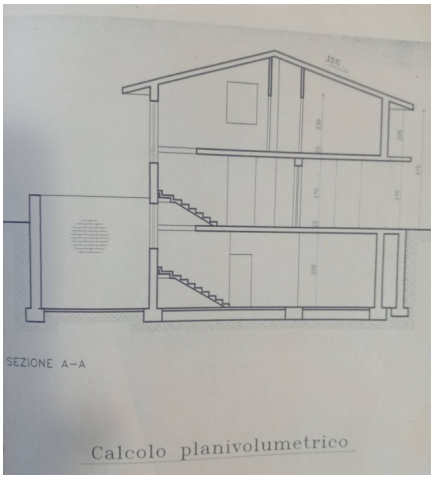

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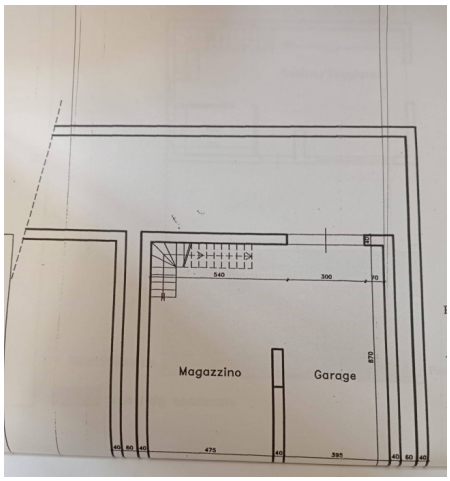

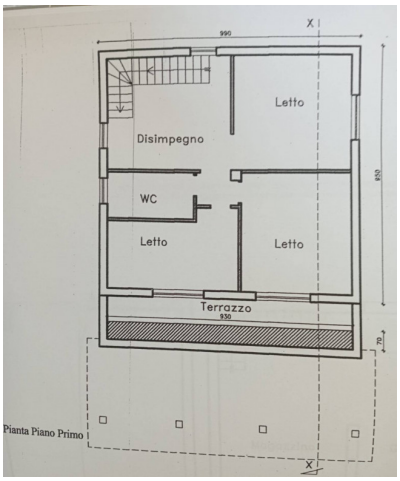

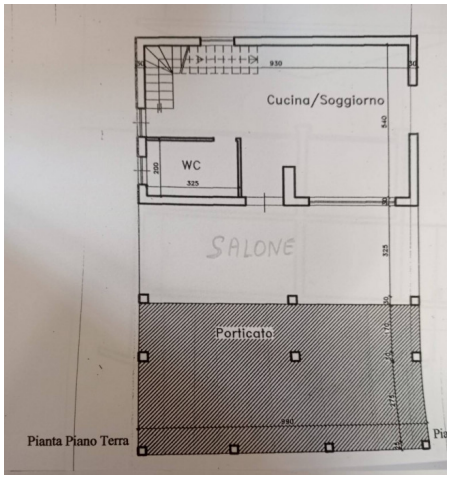

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