

Apartment for sale in Gavignano

€ 51.000

Ref. AC99-149-1815



64 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4

"House on Via Roma" In the heart of Gavignano, on Via Roma, we offer for sale a 64 sq m apartment that embodies all the charm of homes in small historic Italian villages. A cozy, welcoming home brimming with character, ideal for those seeking authentic living, far from the hustle and bustle of the city, without sacrificing the comfort of a move-in ready home. Gavignano is a characteristic village in the province of Rome, immersed in an area rich in history, traditions, and evocative views. The historic center still retains the charm of the ancient village, with its narrow streets, historic buildings, and a peaceful, authentic atmosphere. The town's origins date back to the Middle Ages, and its history is also linked to important noble families and the nearby Sacco Valley area. It is precisely this context that makes the apartment particularly interesting: it is not simply a matter of purchasing a house of approximately 64 square meters, but of coming into possession of a home that preserves architectural elements capable of recounting its past and that, at the same time, offers all the spaces necessary for a comfortable daily life. The entrance leads into an environment in which the historical character of the property is immediately perceptible. The openings between the various rooms are embellished with evocative arches, with brick finishes on the upper sections, details that give the rooms a warm, unique atmosphere full of personality, difficult to find in more recently built homes. The true heart of the house is the large, bright, and panoramic living room, a particularly pleasant space to live in in any season. Making it even more charming is the characteristic fireplace, an element capable of immediately creating that intimate and welcoming atmosphere typical of the houses of ancient villages. The living room also features a small, carefully designed built-in kitchenette, perfectly engineered to make the most of the available space. A practical and functional solution that accommodates the hob, oven, sink, and

washing machine, creating a complete space without sacrificing available space. The sleeping area offers a generously sized bedroom, surprisingly spacious and comfortable for the type of property. Further characterizing it are the ceilings with exposed wooden beams, which contribute to creating a warm, evocative and personality-rich atmosphere, perfectly in tune with the historic character of the house. The home is completed by a large bathroom with shower, functional and ready for use. The apartment is ready to move into and move into immediately, with no major renovations required. It therefore represents an interesting solution both for those looking for a home to live in and for those who desire a small refuge in the village, a second home where they can spend peaceful moments, or a property with a unique character. The location on Via Roma, in the heart of Gavignano, also allows you to experience the typical atmosphere of a historic town, with easy access to the main towns in the area via local and provincial roads. Its proximity to Colleferro and the Casilina Regional Road allows for easy access to the main roads and, via the local road network, also to the Colleferro toll booth on the A1 Milan-Naples motorway. The location is therefore ideal for those seeking the tranquility of a village without sacrificing the convenience of traveling to Rome and other centers in Lazio. This is a house designed for those who appreciate what makes a home truly special: not just its size or functionality, but its history, its details, its light, its view, and that special feeling that only homes in historic centers can convey. For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

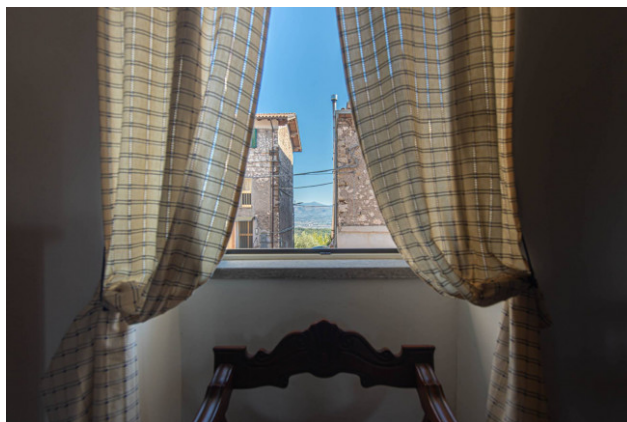
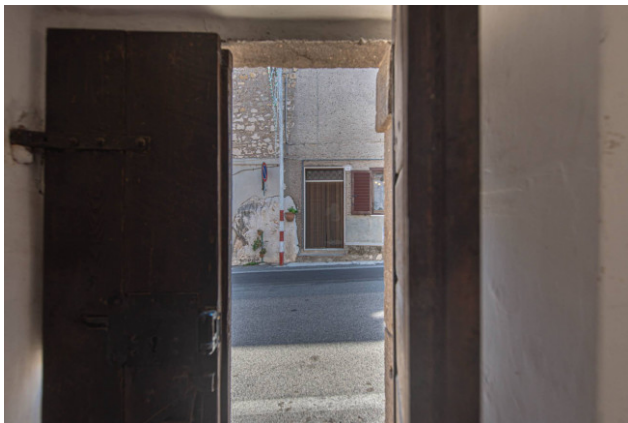
Features

Code: AC99-149-1815	Reason: Sale
Categoria: Apartment	Address: Via Roma, 51
Zip Code: 30	Municipality: Gavignano
Total Square Meters: 64 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 4
State of Preservation: Excellent	Level: 1
Total Floor: 2	Kitchen: Kitchenette
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Aluminum Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





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