



Rif. 1212



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

## Lazio Rome

# Villa for Sale in an Exclusive Area in Rome



### DESCRIPTION

In an exclusive residential area of ??**Rome**, near the Embassies, ??this **luxury villa** of 478 m2 is **for sale**.

The property is part of a complex of about 20 prestigious villas, close to the city centre, carefully fenced and guarded, surrounded by a large, well cared for common garden.

In the basement there is a billiard room with an elegant bar in wood, perfect for moments of conviviality and relaxation, then the laundry, bedroom and bathroom.

The ground floor houses 2 bedrooms, each with a bathroom, a master suite with bedroom, sitting room, and bathroom with access to 2 gardens. Upstairs there is a large living room with fireplace, dining area, kitchen and TV room.

Finally, a small wine cellar, elevator, and large garage of 30 m2 for 2 cars complete this **luxurious villa in Rome**.

A charming garden of 500 m2 embraces the property, which is perfectly integrated with the surrounding nature.

Well furnished and equipped with spacious and well organized areas, this **villa** offers all the

amenities of a property of great value combined with its location where you can find privacy and seclusion just minutes from downtown.

## TECHNICAL DETAILS

### LOCATION

**Rome** is the magnificent capital of Italy, known as the Eternal City is rich in history and charm, and is the first metropolis of humanity, the heart of ancient civilization and the capital of the Roman Empire, as well as home of the Latin language. No city in the world contains so much history all together.

The territory is varied and the natural landscapes are different from each other which are 2 of **Rome's** main characteristics. While the monuments and places of interest within the city are endless, including the famous Colosseum, St. Peter's St. John Lateran, the Capitol, the various historical buildings, beautiful fountains, large squares, the historic arches, bridges and much more.

Not to be missed are the exclusive streets and VIP areas in the area. Here there are wonderful **luxury villas**, elegant apartments, and beautiful properties of great value. There are also properties in the the surrounding areas, or in the green hills of Lazio, on the mountain and rolling hills in exclusive and panoramic locations, just a few kilometres from Rome and from all this city has to offer.

Region: Lazio

Municipality: Rome

Type: Luxury villa

Internal surface area: 478 m2

External surface area: 500 m2

4 bedrooms

Laundry room

Walk in closet

Wine cellar

Garage

Elevator

Raccordo Anulare of Rome 7 km - International Airport Rome Fiumicino 40 km - Ciampino Airport 40 km - Tyrrhenian Sea 30 km - Bracciano Lake 10 km

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**Price: On Application**



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## PROPERTY PHOTOS



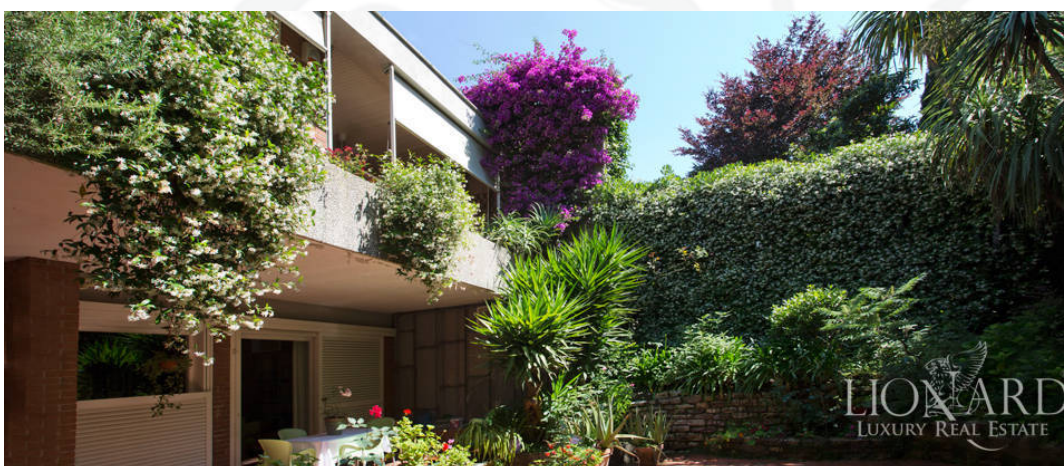
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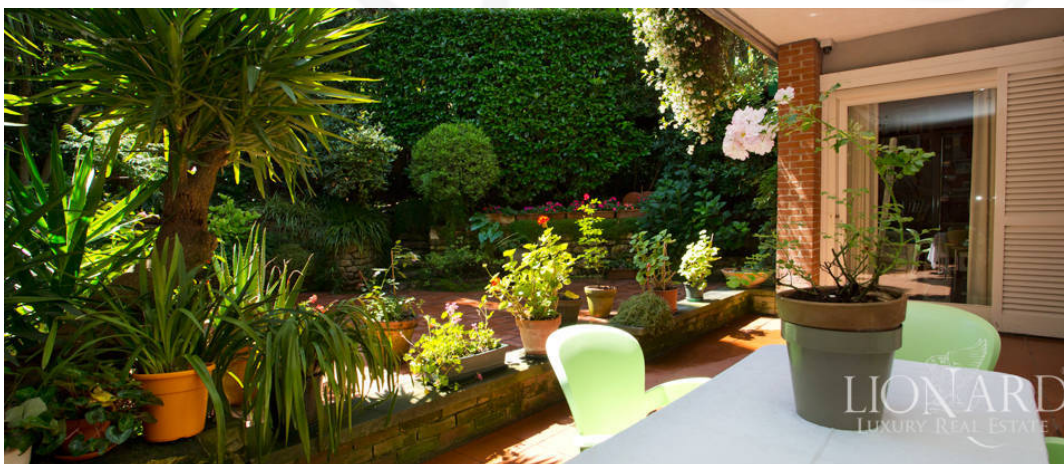
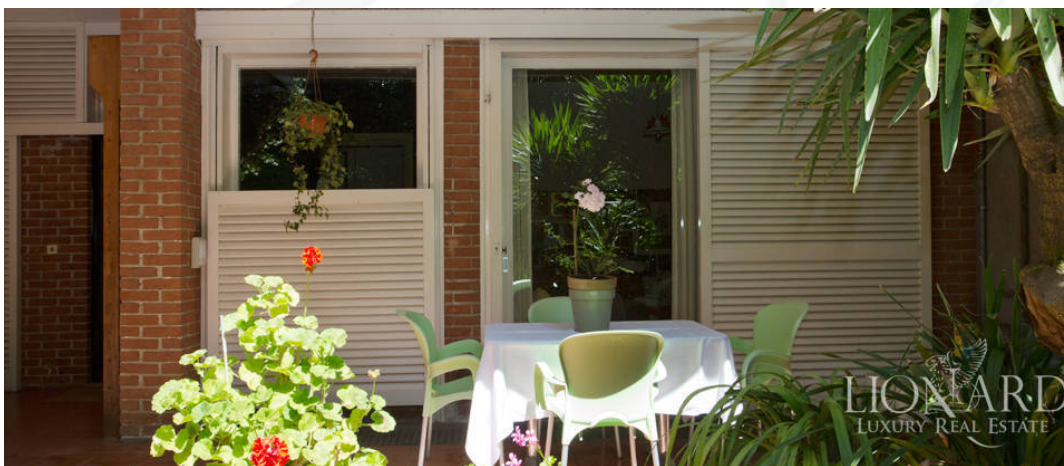
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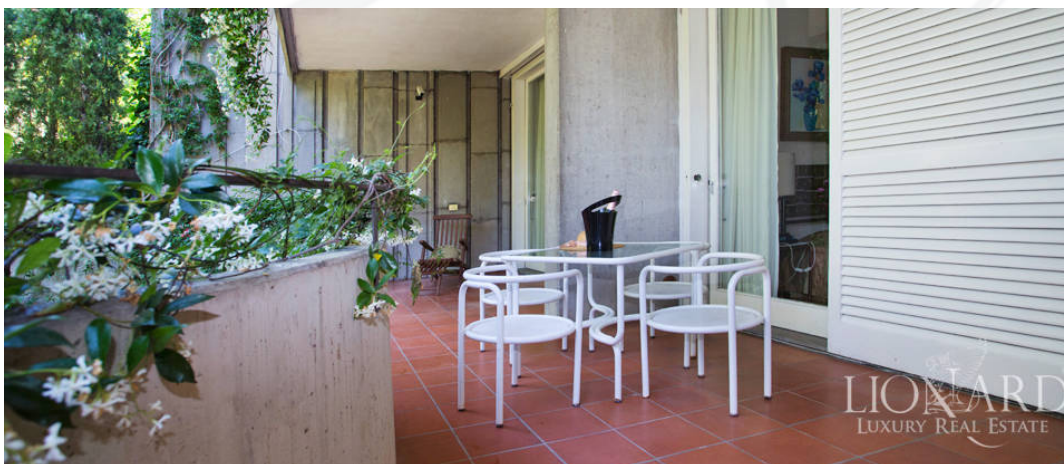
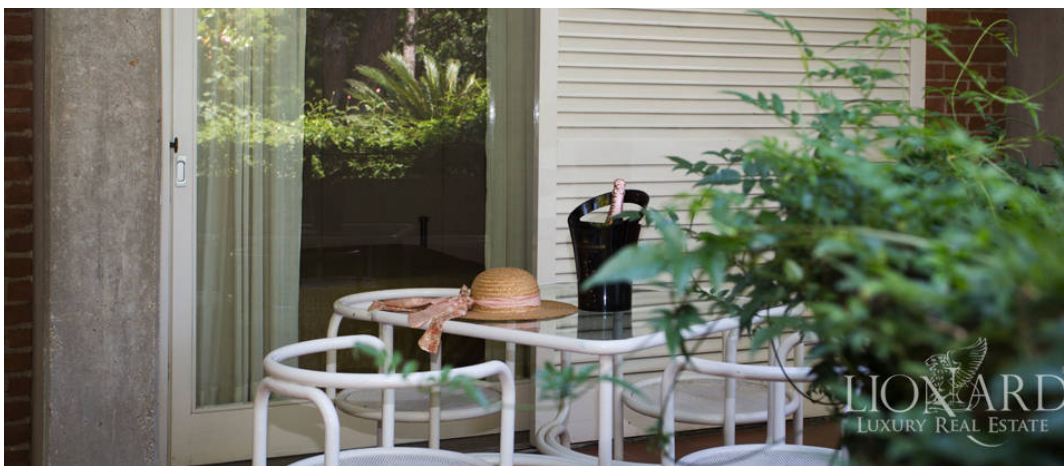
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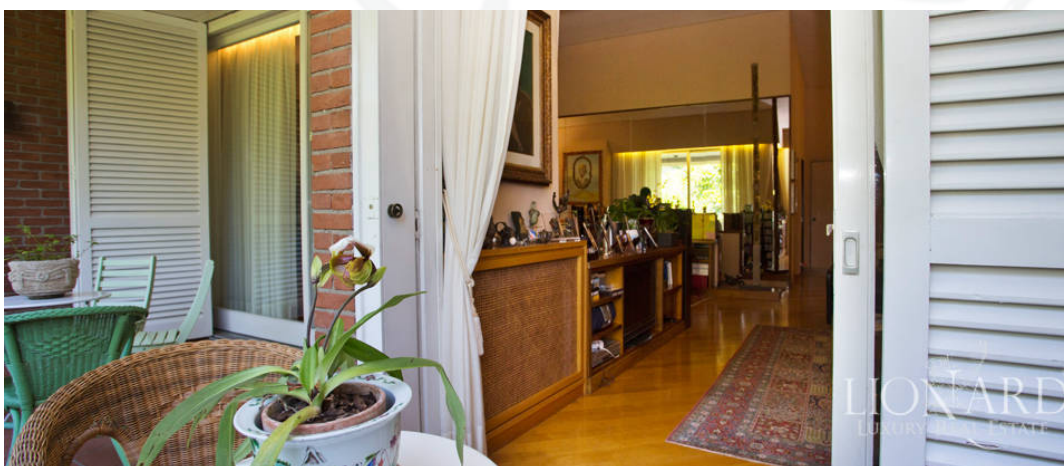
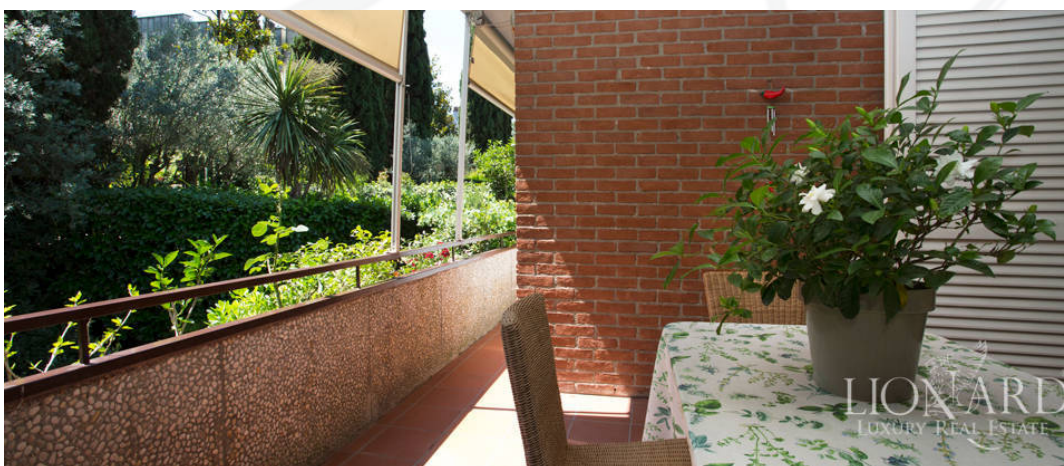
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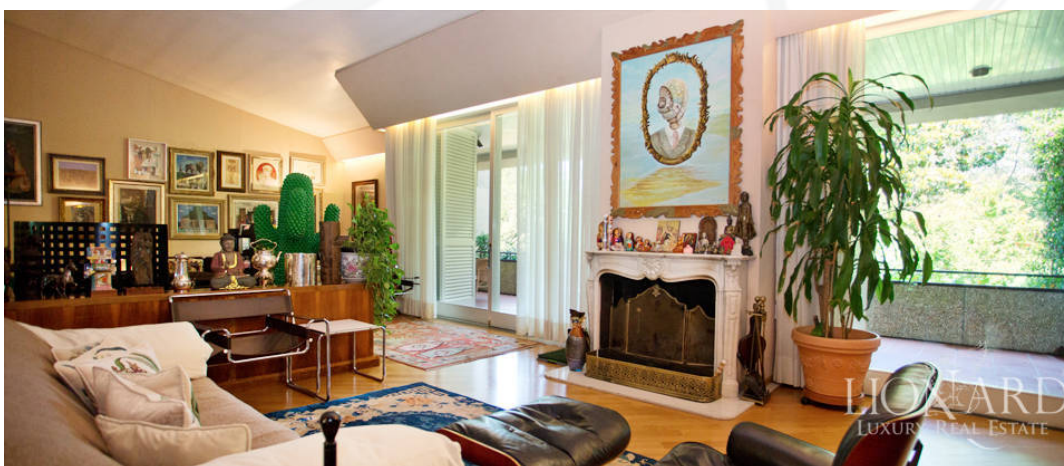
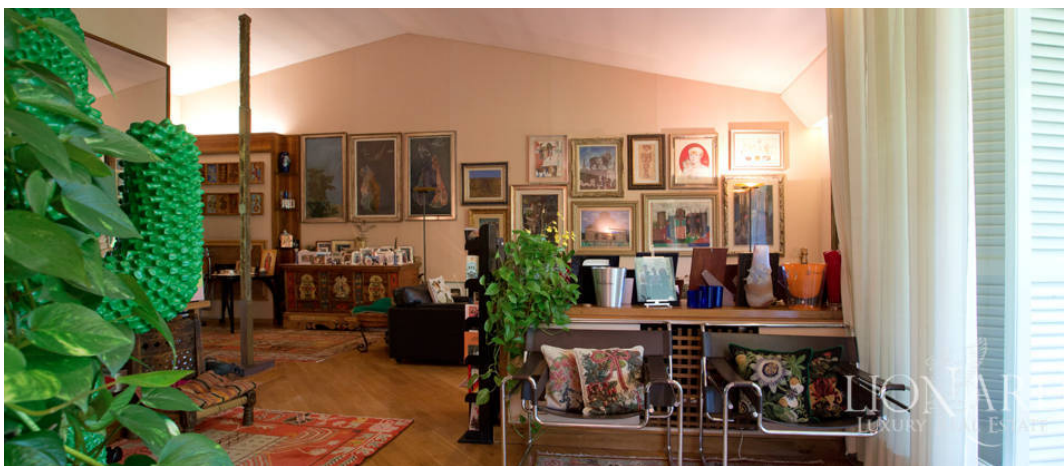
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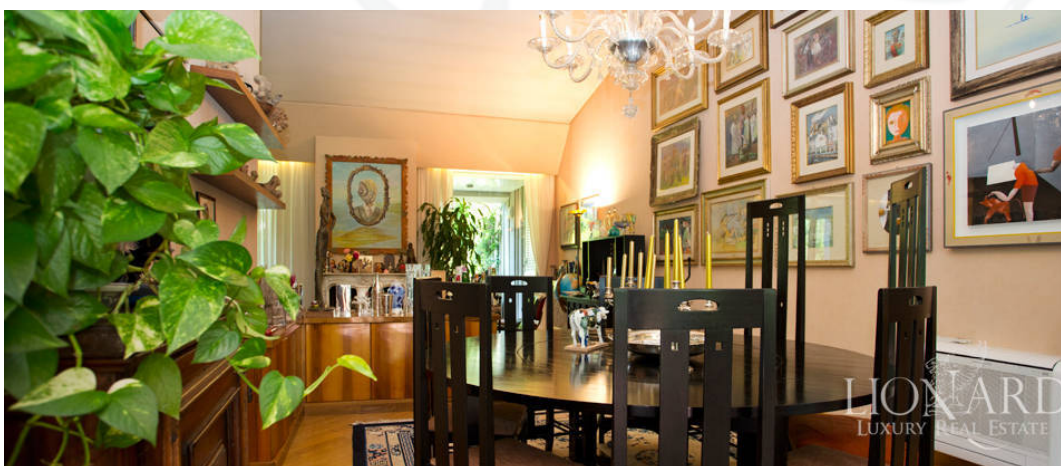
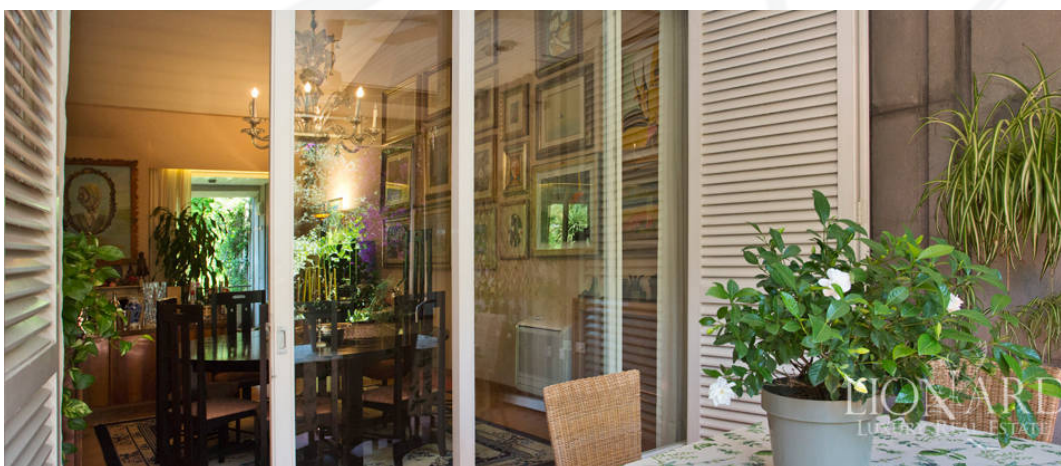
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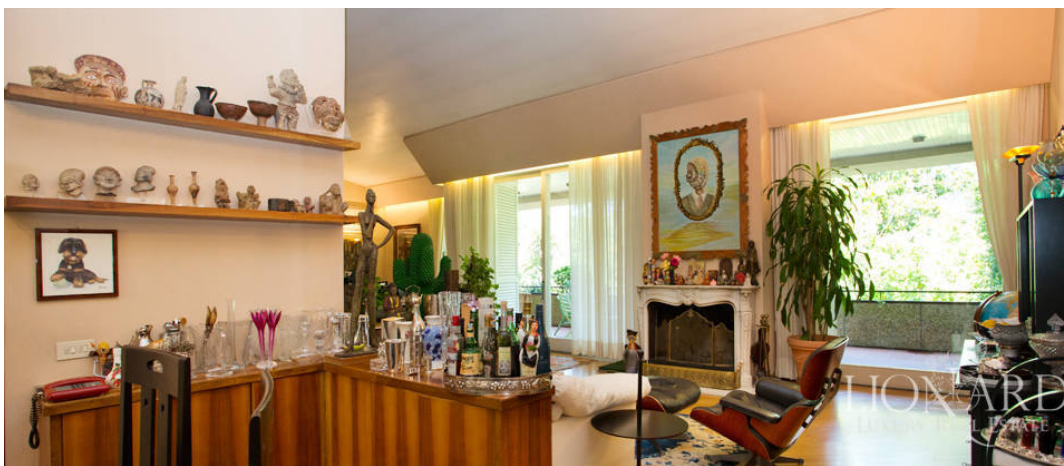
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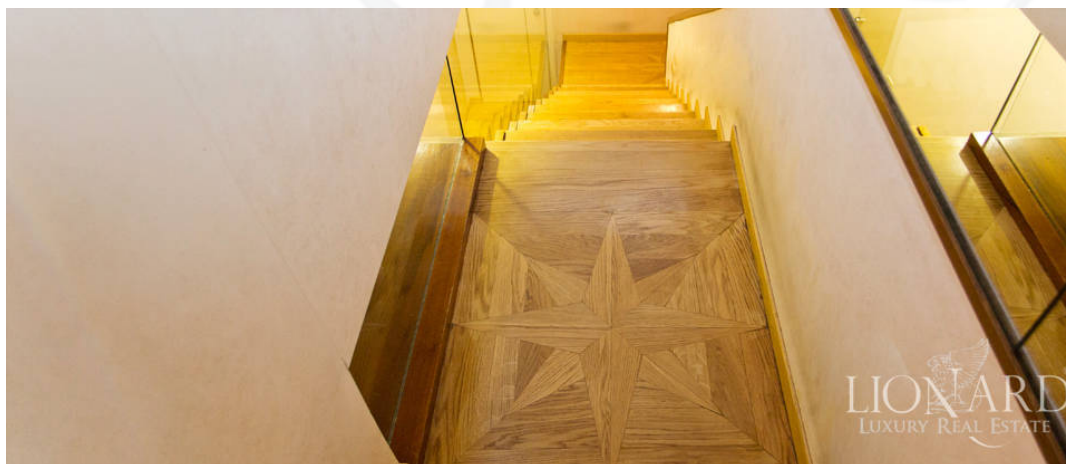
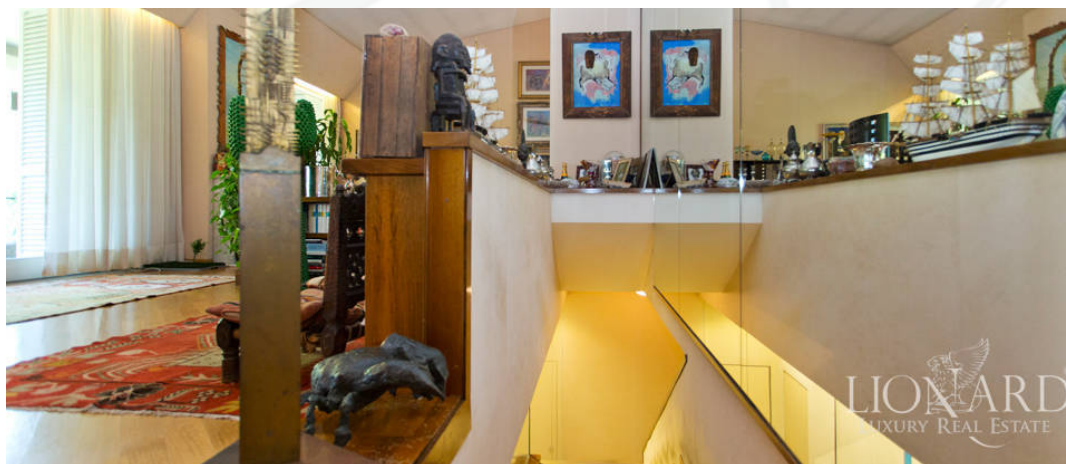
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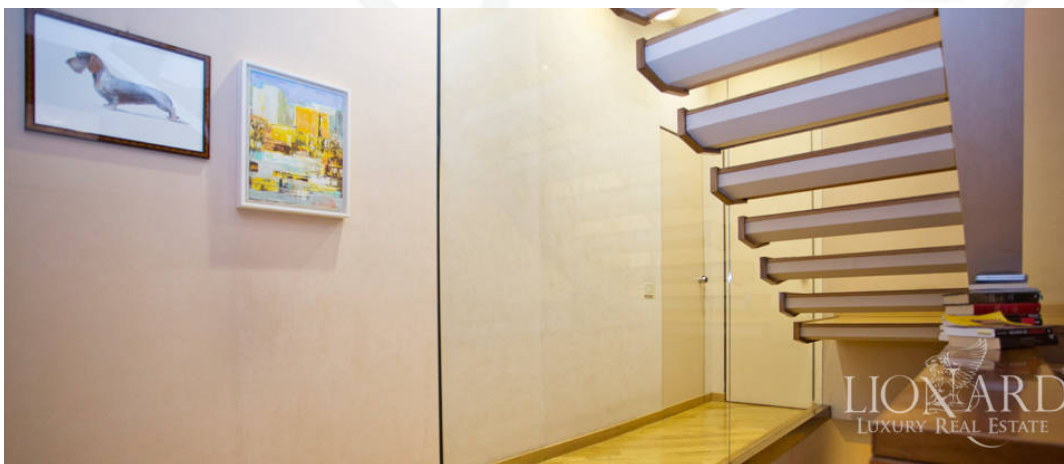
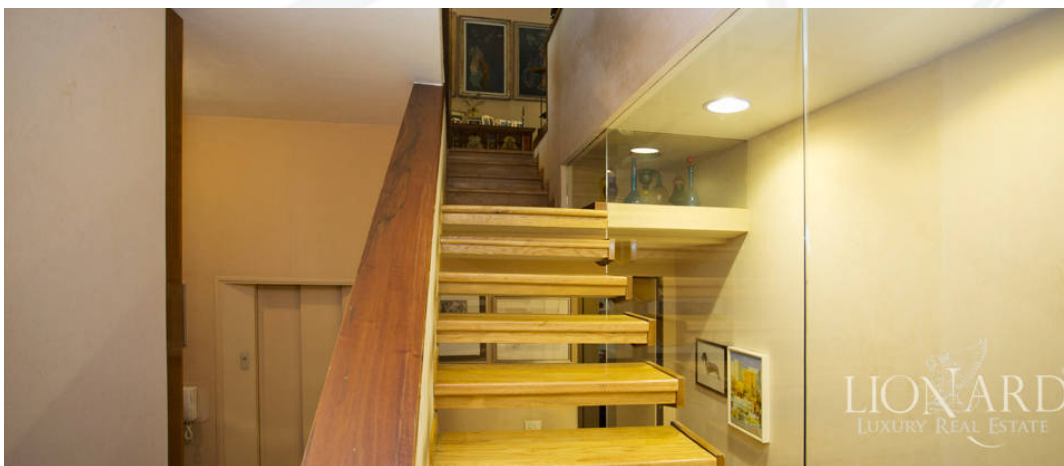
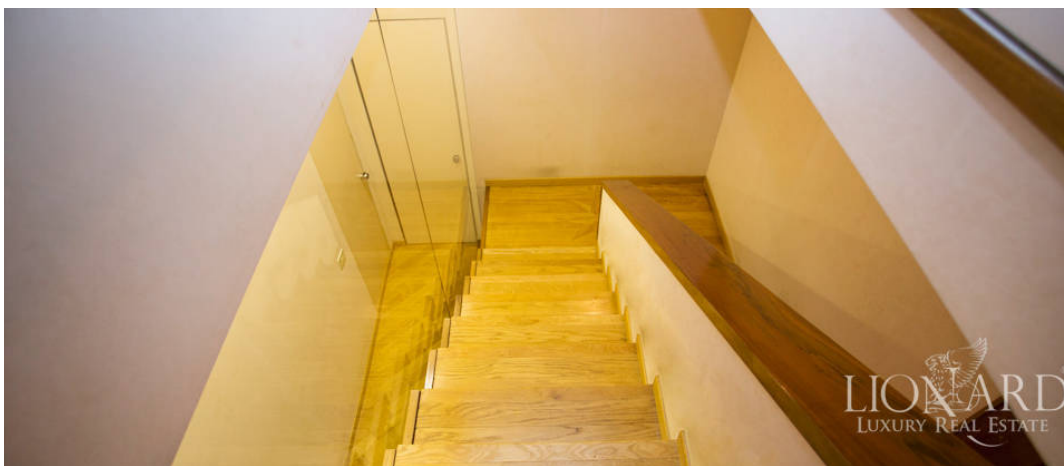
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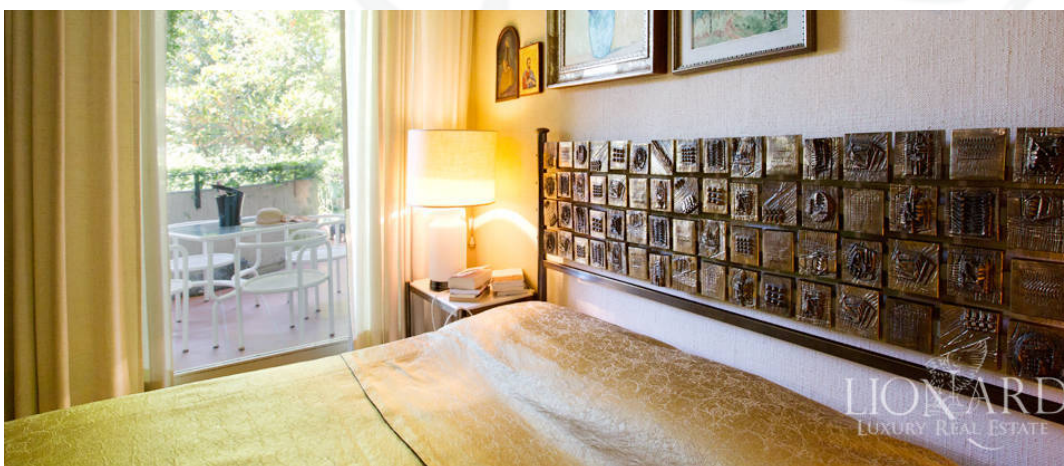
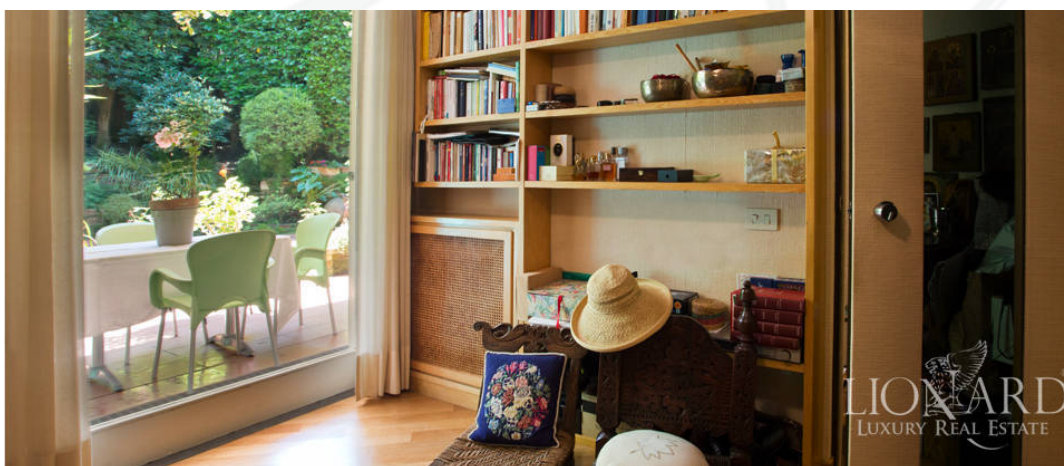
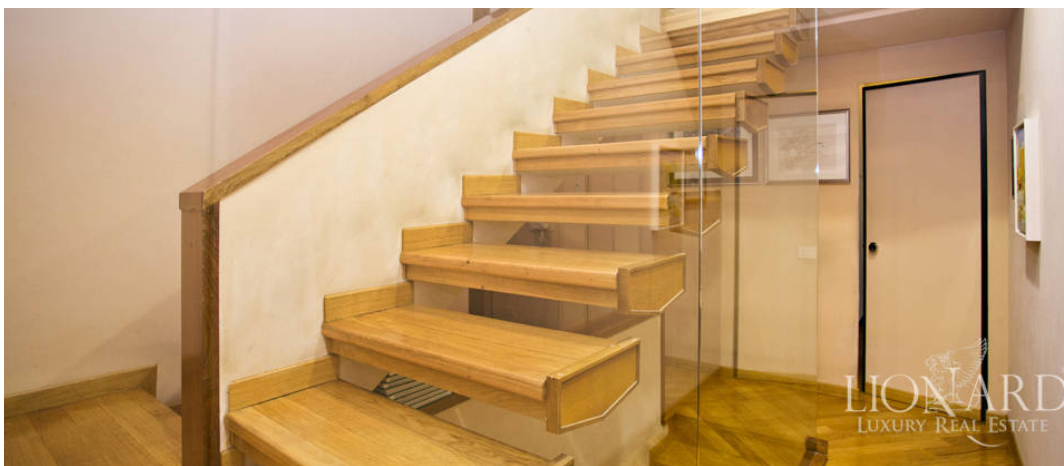


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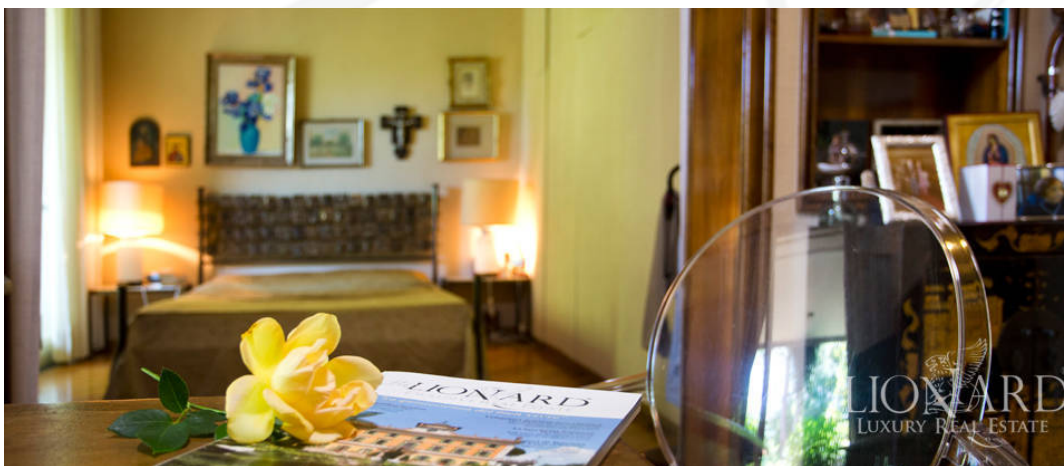
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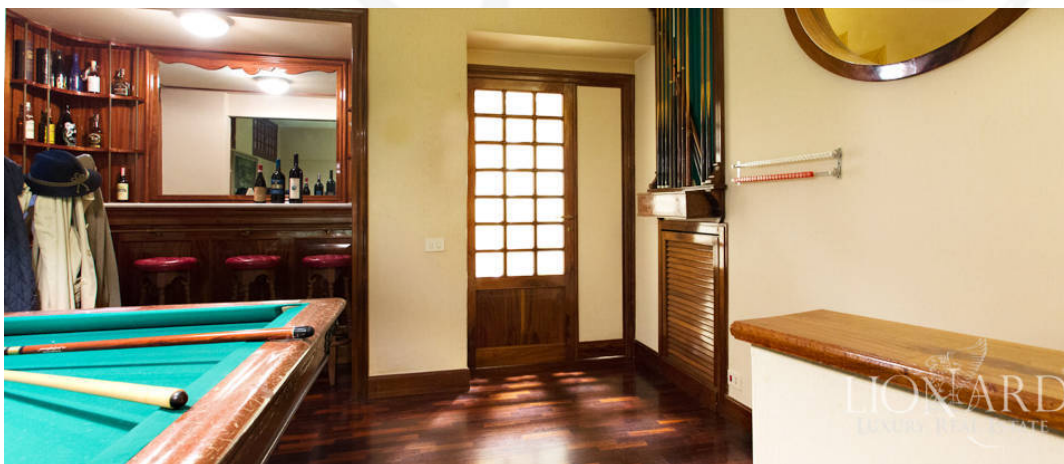
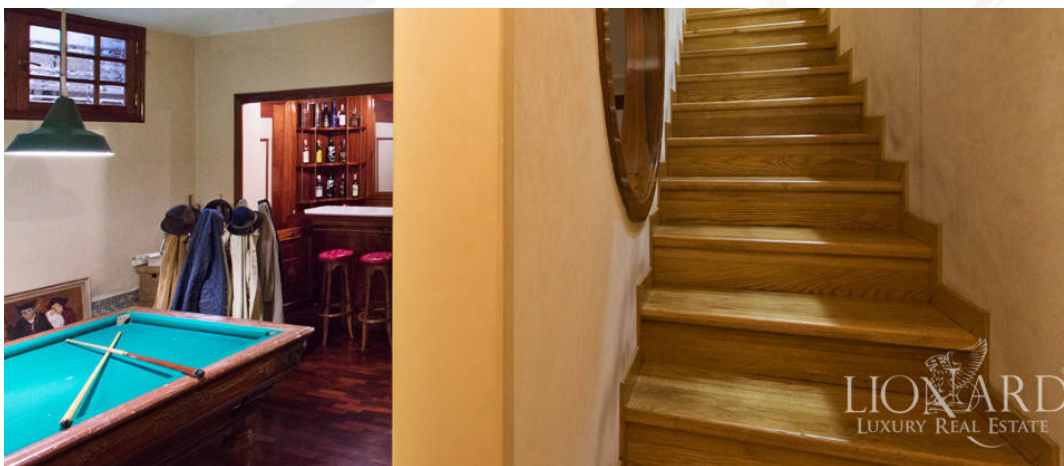


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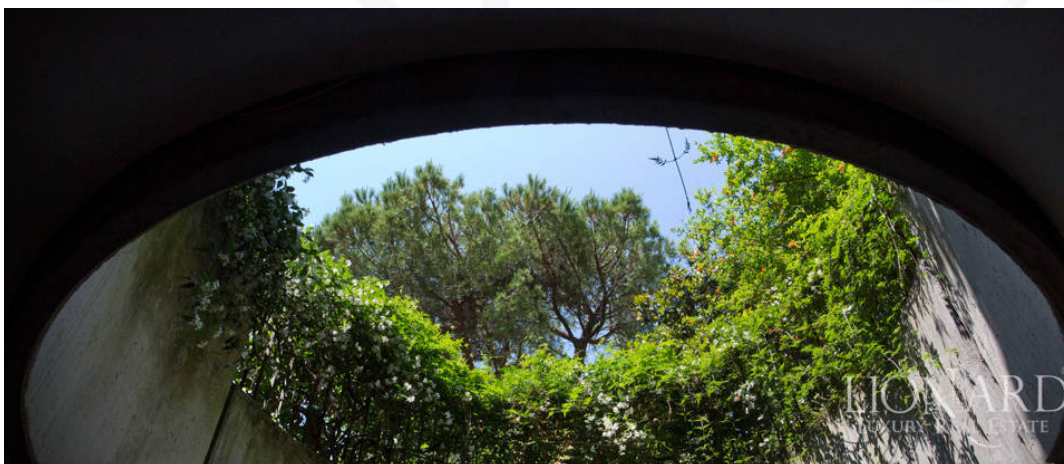
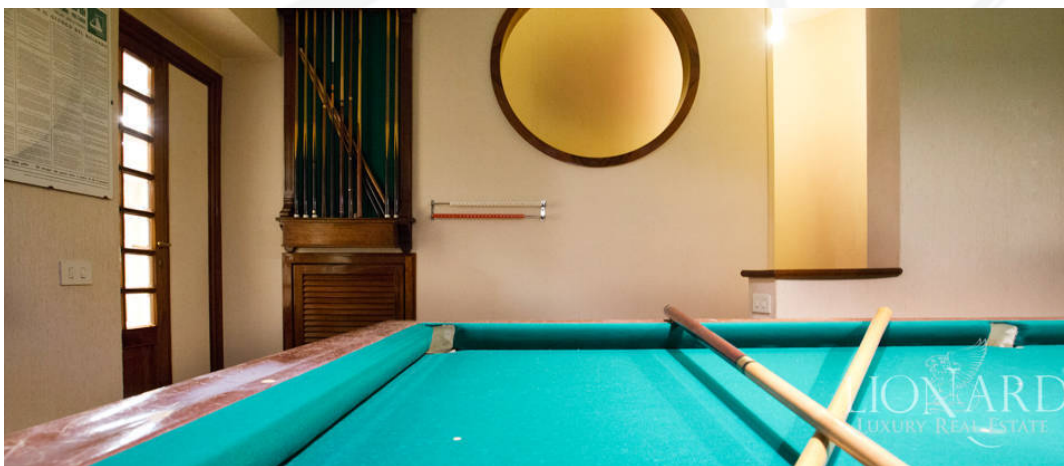
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**FLORENCE**

Via de' Tornabuoni, 1 50123  
Tel. +39 055 0548100  
florence@lionard.com

**MILAN**

Via Borgonuovo, 20 20121  
39 02 25061442  
milan@lionard.com



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