



Rif. 1601



Lionard S.p.A.

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Lazio Rome Stunning villa for sale in Rome



DESCRIPTION

Just a few kilometres from Rome, there is this lovely **luxury villa** with a park for sale.

It was built by the Prince of Torlonia during the land recovery of the Ager Romanus, it was then owned by actress Anna Magnani and subsequently passed to its current owners.

The **villa** is accessible through the park in front of it, where there are two avenues sided by maritime pines and cypresses. This two-storey **villa** features spacious rooms and wide terraces with a stunning view over the park.

This estate also includes a big cellar annexed to the main building, and another outbuilding with guestrooms, an office and a big patio.

The garden is home to a beautiful swimming pool, a tennis court and a bocce court where you can spend some relaxing moments while surrounded by quiet nature. There are also some historical elements, such as the old oven and karst spring, to complete this property, underlining its artistic and cultural value.

This estate's **lands** are also home to a variety of pine trees, holm oaks, bay trees, a centuries-old olive grove with 100 productive trees, a vegetable garden and an orchard.

This is a true **dream home** and, thanks to its vast areas and stunning gardens, is the perfect compromise between domestic privacy and the possibility of fully living this beautiful city.

TECHNICAL DETAILS

LOCATION

Rome is the capital of **Italy** and is called the Eternal City for its important history and timeless magic. First megalopolis in human history, heart of ancient civilization, capital of the Roman Empire and cradle of the Latin language: no other city has such a history.

A varied territory with a diverse natural scenery is one of its main features: there are mountains and hills (the famous 7 hills of Rome), there are valleys and planes, the river Tiber and Lake Bracciano, the river island Isola Tiberina and the sandy beaches of Ostia.

The monuments and places of interest in the city are endless: the Colosseum, the Imperial Forum, the Pantheon, St. Peter's Cathedral, St. John in Lateran and the Capitoline Hill; various historical buildings and the charming fountains of Trevi, la Barcaccia, the Four Rivers, of Neptune and the Naiads. There are lovely piazzas, such as St. Peter's, Piazza Navona, the Spanish Steps; historic arches, centuries-old bridges and much more.

There are many fashionable streets and exclusive areas in Rome, home to wonderful **luxury villas**, elegant **prestigious apartments** and **beautiful estates** of great value.

You can find these estates also in **Rome's** surroundings, on Lazio's green hills or in an exclusive position on the mountains, but just a few kilometres away from Rome and everything that this city can offer.

Region: Lazio

Province: Rome

Type: luxury villa

Internal surface: 650 m²

External surface: 30,000 m²

First floor: main apartment with a bedroom, dressing room with living room, bathroom, 2 guest bedrooms with their own bathrooms, 2 terraces

Second floor: equipped room

Basement: cellar and technical room

Outbuilding: entrance hall, 2 en-suite bedrooms, staircase, kitchen, office, patio, technical room

Farm

Swimming pool, tennis court and bocce court

Olive grove: 100 trees

Vegetable garden

Orchard



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Rome Fiumicino Airport 30 km - Ostia 30 km - Lake Bracciano 50 km - Civitavecchia 82 km -
Latina 72 km - Rieti 79 km - Frosinone 86 km - Viterbo 103 km - Gran Sasso National Park 132 km

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Price: On Application



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PROPERTY PHOTOS



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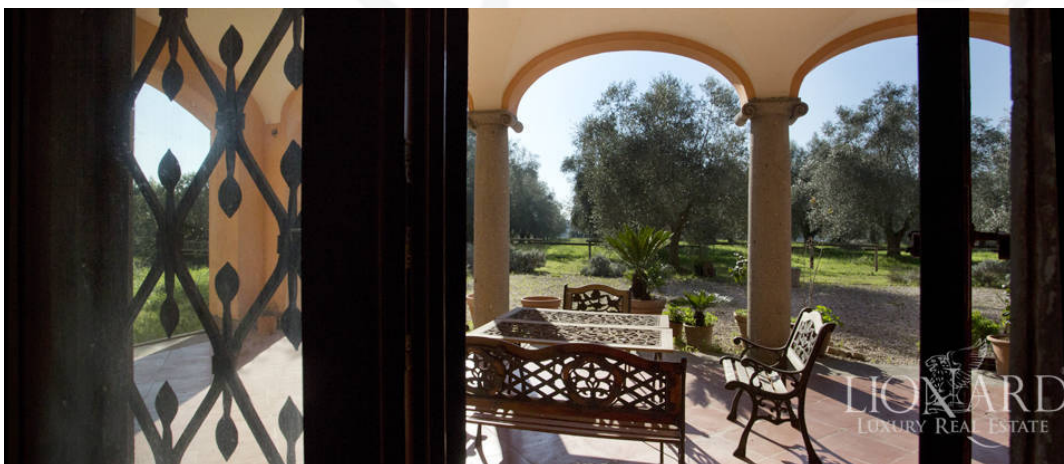


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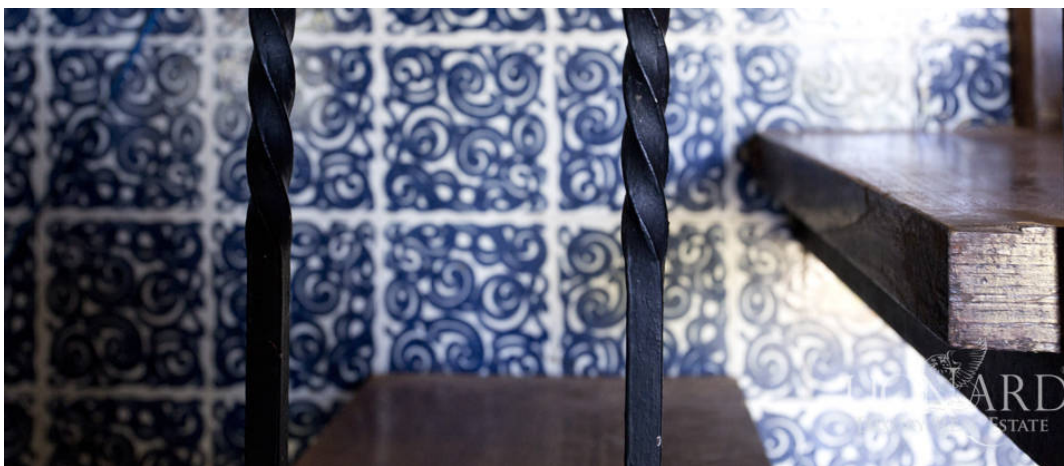


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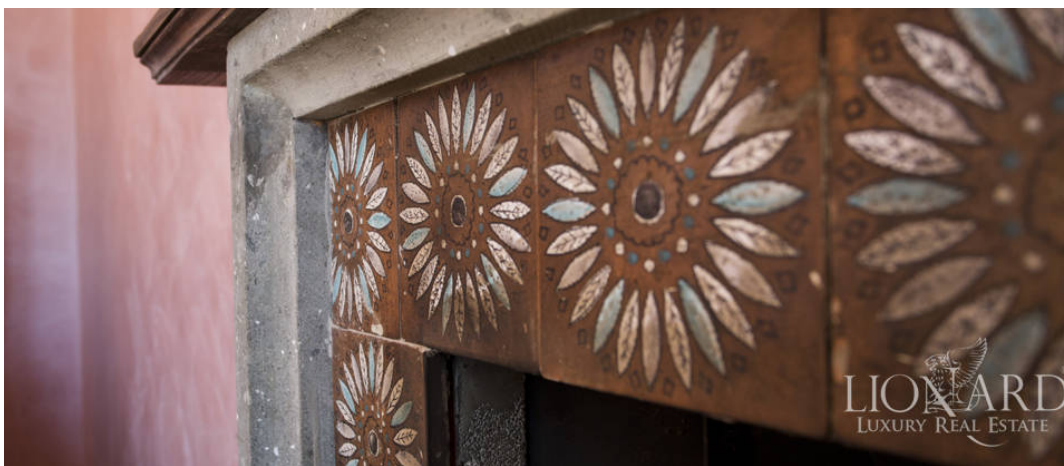


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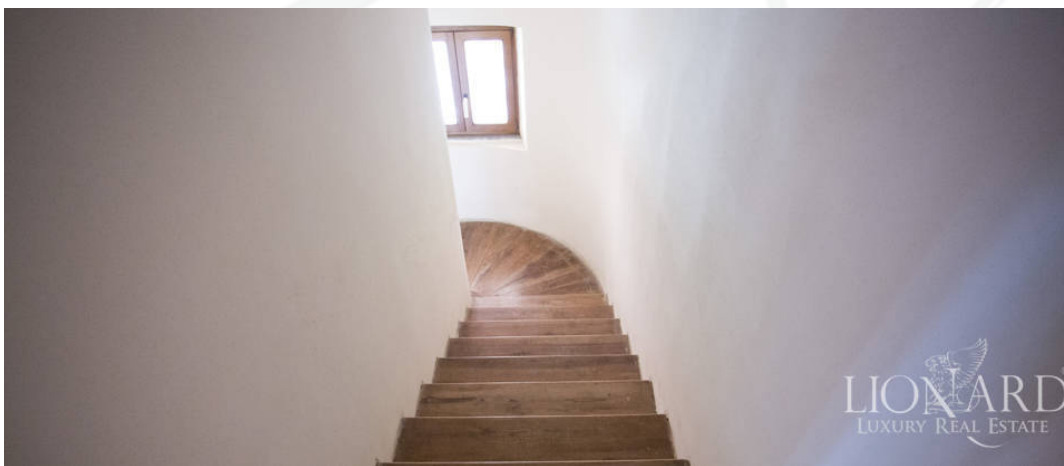
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