



Rif. 4288



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## Lazio Rome

# Wine-producing farm for sale in Rome



### DESCRIPTION

This magnificent **farmstead for sale** is in the Roman countryside, close to the Capital's historical centre but also surrounded by the untouched nature of the Monti Tiburtini.

This property has 32 hectares of grounds, 6 hectares of which features vineyards while the rest is olive groves; it measures 4,000 m2 overall and is composed of a completely-renovated main villa, and some other buildings home to a tourist accommodation facility.

This complex stands on the original structures of an ancient **Roman villa**, some of whose refined architectural elements can still be seen, and a 17th-century convent, including its still-standing bell gable.

The property features thirteen apartments overall: the **main villa** has two floors and a very special cellar in the basement used for storing and aging wine. Just beside this estate there is an old olive oil mill, which currently needs to be restored.

The rooms overlooking the central farmyard, which is equipped with an old millstone, are used for producing wine and oil. This farmstead, in fact, currently produces some excellent organic wine and olive oil. This property also has a small consecrated church.

In the past, this estate was the summer home of some members of an important European royal family, thanks to its intimate, panoramic setting which is also conveniently close to the city.

## TECHNICAL DETAILS

### LOCATION

**Rome** is the capital of Italy and is known all over the world for its important history. First megalopolis in human history, heart of important ancient civilizations, 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 Tiber Island 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 stunning estates of great value.

Region: Lazio

Province: Roma

Municipality: Roma

Type: luxury villa – wine-producing farm

Internal surface: 4.000 m<sup>2</sup>

External surface: 32 hectares

Main villa

13 apartments

Private chapel

Vineyard: 6 hectares

Olive grove: 26 hectares (5,000 plants)

Frascati 18 km - Tivoli 2,7 km - Bracciano 34 km - Civitavecchia 60 km - Ostia Antica 20 km -

Viterbo 66 km - Fiumicino Airport 24 km – Ciampino Airport 14 km

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**Price: On Application**



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## PROPERTY PHOTOS



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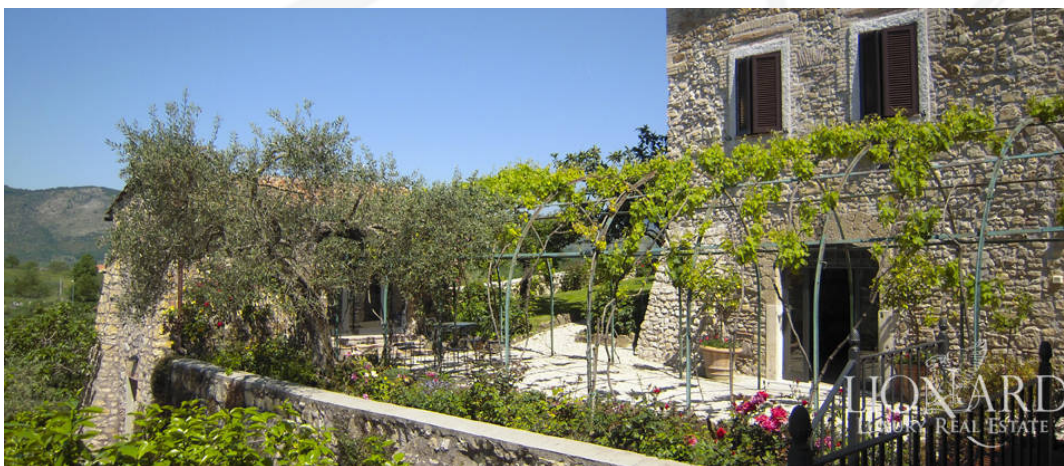
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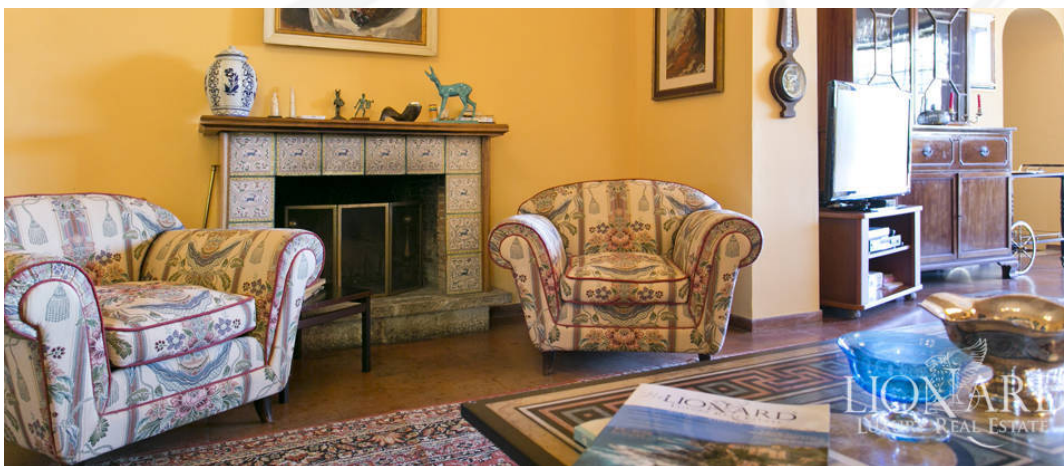
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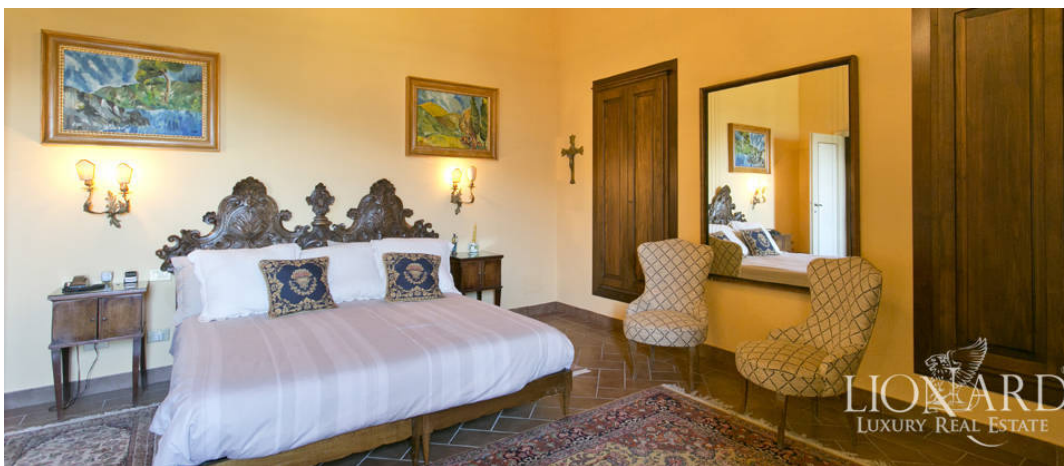
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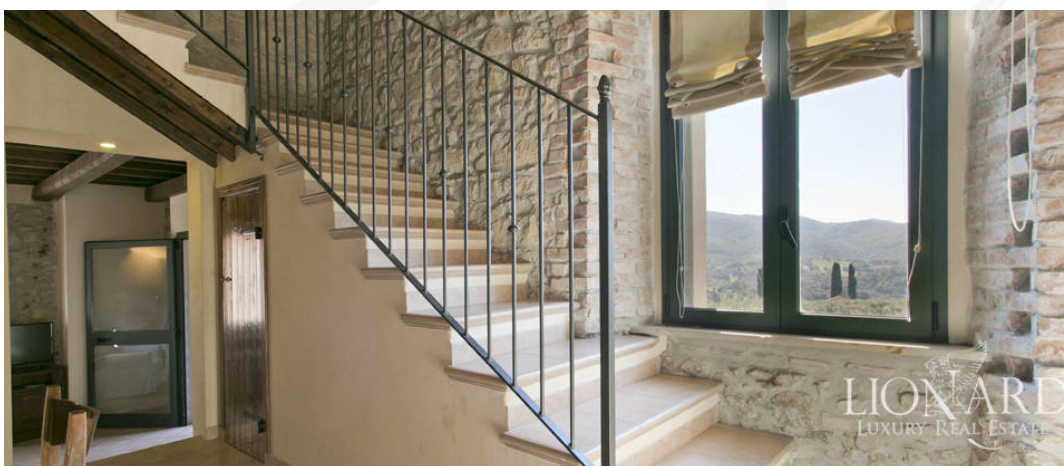
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