



Rif. 4743



Lionard S.p.A.

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Campagnano di Roma Charming luxury estate near Rome



DESCRIPTION

This elegant **luxury villa for sale** dating back to the end of the 19th century is in a quiet, green area of the countryside near the city of Rome, at just thirty minutes from the centre.

Surrounded by a completely fenced private park measuring approximately 3,000 m2, this estate is accessed from a picturesque tree-lined road that winds around very well-tended English-style lawns enriched with relaxation areas and plants in full bloom.

Built in the 70s in a Georgian style, this estate measures 650 m2 overall and features well-balanced rooms with refined finishes such as decorated ceilings, ancient fireplaces, and shiny parquet floors. This attention to aesthetics is combined with modern comforts such as the elevator connecting all floors, and state-of-the-art systems.

The park surrounding the **main villa** is also home to a 200 m2 farmhouse, a 60 m2 outbuilding, a garage, some changing rooms, some well-kept horse stables and a fenced riding track, making this property look like a typical ranch.

The swimming pool area is adorned with a spacious sunbathing area delimited by flights of steps and balustrades with columns, and surrounded by gazebos, lampposts for perfect night-time lighting,

bushes in full bloom and a magnificent fountain.

This extraordinary **luxury estate for sale** is a true haven of rest surrounded by nature; it is just 20 minutes from Italy's capital: far from the hustle and bustle of city life but close to all the services and main roads.

TECHNICAL DETAILS

LOCATION

Rome is the capital of Italy and is a city full of charm and beauty. A varied territory with a diverse natural scenery is one of its main features, but Rome is, first of all, home to an endless variety of monuments that have great artistic and historical value: the Colosseum, the Imperial Forum, the Pantheon, St. Peter's Cathedral, St. John in Lateran and the Capitoline Hill; various historical buildings, charming fountains, lovely piazzas, historic arches, centuries-old bridges and much more. There are many fashionable streets and exclusive areas in Rome, home to wonderful **luxury apartments**, elegant **prestigious buildings** and **penthouses** with an incomparable view: all stunning estates of great historical and architectural 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

Municipality: Campagnano di Roma

Type: luxury villa

Internal surface: 650 m2

External surface: 3,000 m2

10 bedrooms

10 bathrooms

Farmhouse: 200 m2

Outbuilding: 60 m2

Elevator

Horse stables

Riding track

Swimming pool

Heliport 2 km - Colosseum 40 km - Roma Termini Train Station 39 km - Leonardo da Vinci



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International Airport 60 km – Ciampino Airport 52 km – Vatican 36 km – Sea 40 km

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Price: 3,500,000



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PROPERTY PHOTOS



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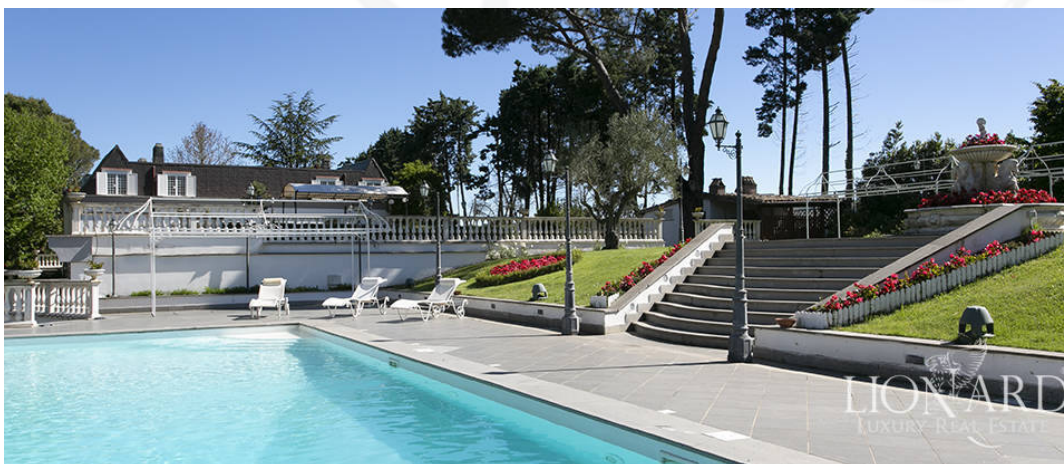


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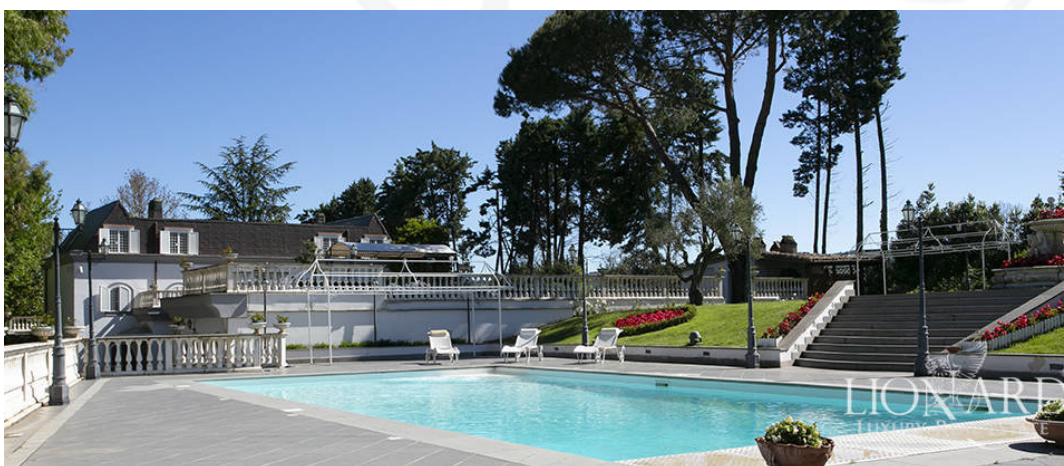


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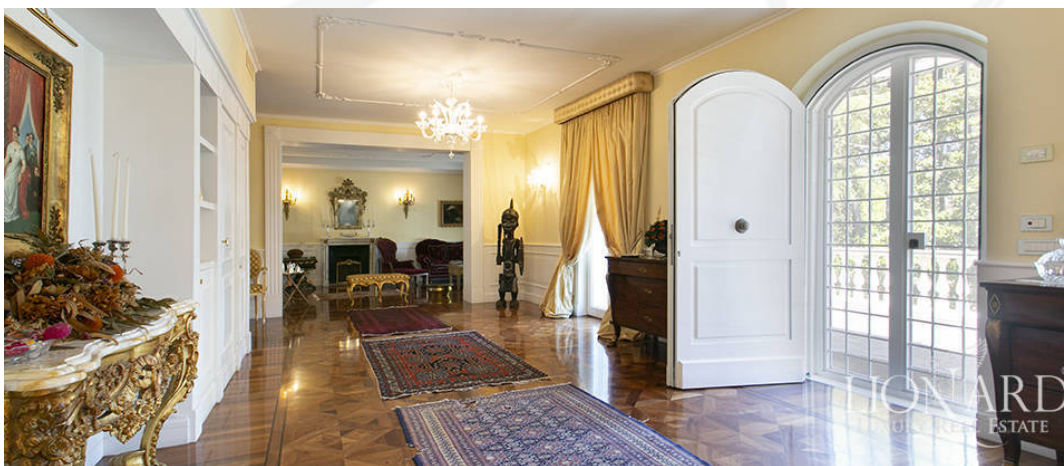
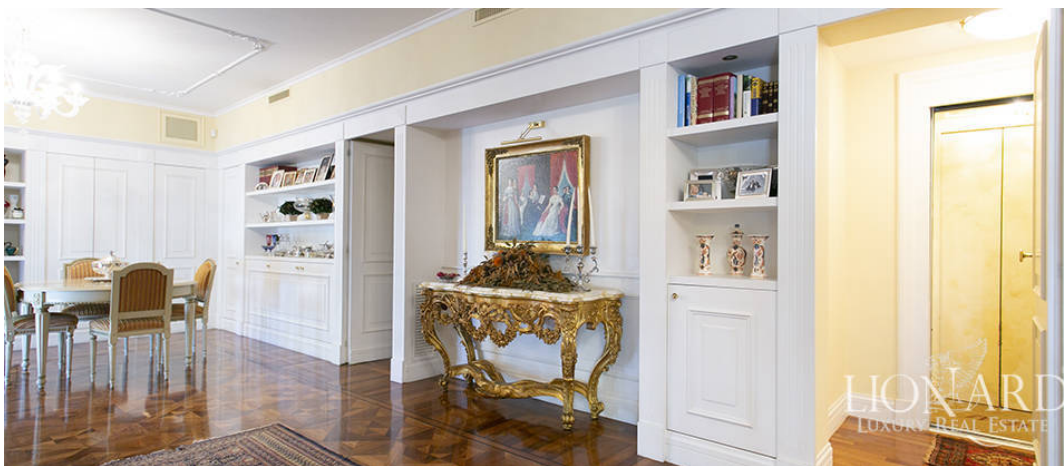


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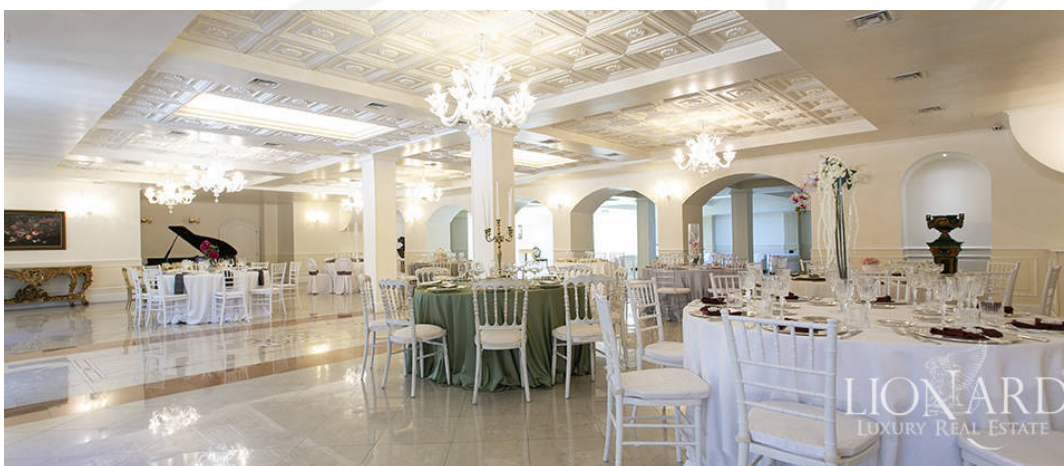


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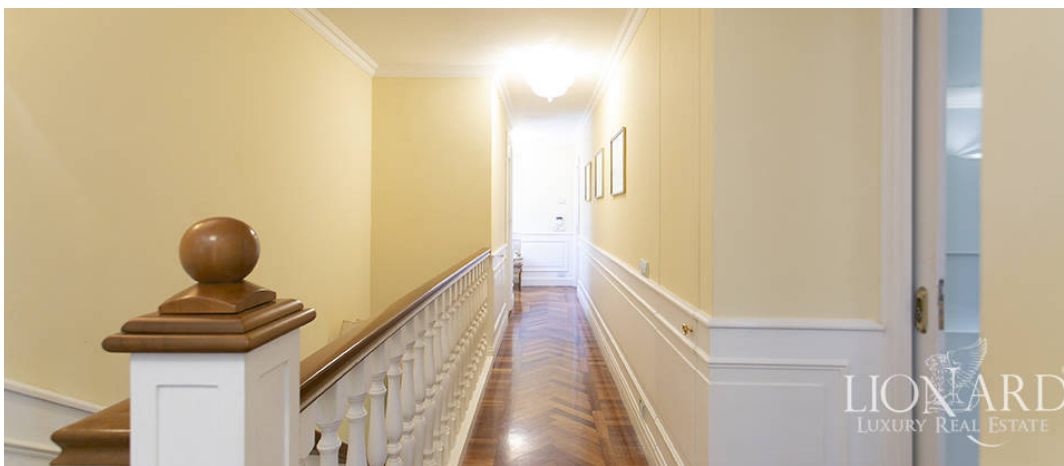


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