



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma
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Estate for Sale in Roma

€ 1.690.000

Ref. CBI100-2218-290141



750 sq.m | Bathrooms: 12 | Bedrooms: 9 | Rooms: 20

Locality "Tragliata", in the portion of the territory between the coast and Lake Bracciano within the municipality of Fiumicino, and more precisely in via del casale di Sant'Angelo, we are pleased to offer for sale a beautiful estate on a 4 hectares of agricultural land which includes a magnificent farmhouse, currently used for hospitality purposes, a ground floor building for residential use as well as buildings such as agricultural outbuildings, within the splendid setting of a private park of approximately 5,000 m2 with swimming pool, tennis court, five-a-side football pitch and ample parking.

The farmhouse, perfectly renovated to preserve the architectural style with an ancient flavour, arranged on two levels for a total covered area of approximately 450m2, currently used for hospitality purposes for events and catering, is made up of a large entrance area which leads on one side the bar corner and on the other the men's and women's services for guests; followed by the generously sized living room with the fully equipped professional kitchen adjacent. Connected to this, a further hallway leads to the changing rooms, the warehouse rooms and the bathrooms for the service staff. On the upper floor, connected by an external staircase, a second large room for events with suggestive exposed wooden beams and attached services. All rooms enjoy particular brightness thanks to the perimeter windows and the quadrupole exposure.

It is important to underline the absence of architectural barriers for a possible review of the internal layout if one wanted to change the intended use to residential.

The second building is represented by a sky-earth building with a total of three floors, consisting of n. 3 independent residential units. On the ground floor two separate apartments, the first a two-room apartment of approximately 55m2 consisting of a living room, open kitchen, bedroom and bathroom, also used as staff accommodation. The second is larger, consisting of an entrance hall, lounge, kitchen, pantry, double bedroom and bathroom. From the ground floor you can also access the third apartment, which is composed of a

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large living room with fireplace, kitchenette, double bedroom with bathroom; a comfortable internal staircase connects the upper floor where we find six bedrooms each with its own en-suite service. Finally, the top floor, still in its raw state, is represented by a single open-space environment currently stacked up as an attic but with enormous potential to be transformed into living quarters thanks to the heights suited to those necessary for habitability.

Two other large agricultural outbuildings used as a barn and storage/warehouse, as well as a charming, perfectly preserved silo, complete the estate's real estate properties.

The technical equipment present on the estate: osmosis water purification system, "Imhoff" well and septic tank, hot/cold Daikin fan coil air conditioning system, separate LPG gas supply systems for each building, volumetric and perimeter alarm system and finally a 100 kWh generator set, soundproofed and perfectly camouflaged in the greenery of the park.

Finally, the estate is characterized by numerous olive and fruit trees; paths and flowerbeds to delimit the different properties and an area entirely dedicated to sporting activities with illuminated external structures. The strategic position, in the greenery but well connected, a few kilometers away from the city and the Fiumicino "Leonardo da Vinci" airport, together with the multiple needs that it can satisfy, both residential and professional, make this real estate proposal an opportunity unique for those who want an exclusive and prestigious context.

Possibility to purchase additional agricultural land of approximately 28 hectares separately.

Certification

Energy Class: F

Property Informations

Address: Via Del Casale Di Sant'angelo

Zip Code: 123

Bedrooms: 9

Bathrooms: 12

Rooms: 20

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 3

Parking space: Uncovered

No architectural barriers: Yes

Current Status: Free at the deed

Garden: Private

Kitchen: Regular Kitchen

: Yes











