



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma  
Phone number (+39) 06 8411681

## Historical villa: for Sale in Rieti

**€ 2.150.000**

**Ref. CBI100-1185-290227**



**1.200 sq.m | Bathrooms: 11 | Bedrooms: 11 | Rooms: 18**

Villa dell'Annunziata -

With its changing beauty that follows the alternation of the seasons, this residence maintains its muffled and mysterious charm even on gray winter days, and then explodes with colors in spring.

The Coldwell Banker Barbera Group is pleased to offer it for sale in all its majesty dating back to 1600 which is spread over three buildings for a total of approximately 1200 square metres.

Already from the entrance gate you can see the two main buildings and the loggia which extends towards the valley and dominates the surrounding garden.

The most important building houses an accommodation facility with enchanting common areas embellished with frescoed ceilings on the ground and first floors. The halls on the first floor offer unparalleled views and views, from the main hall you then access the loggia which grants the emotion of a dominant view over the city of Rieti.

On the second floor we find the four bedrooms, all with en suite bathrooms, all with wonderful views and frescoed ceilings.

The second building houses the owners' home consisting of nine rooms all with high ceilings and pleasant views of the surrounding countryside.

Crossing the arch of the loggia you reach the private garden where in the background stands the beautiful stone structure used as a ceremony room with professional kitchen and services.

Along the wooded road you can stop to visit the private chapel dating back to the 14th century, located in the basement of the house.

In addition to various warehouses and cellars, the property boasts 9 hectares of surrounding land.

What we are proposing is not just a fantastic accommodation facility or a housing solution of impressive dimensions, but it is certainly

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one of the most beautiful historic homes that the Rieti area offers, excellently preserved over the centuries.

## Certification

**Energy Class:** G

## Property Informations

**Address:** via Foresta

**Zip Code:** 2100

**Bedrooms:** 11

**Bathrooms:** 11

**Rooms:** 18

**Internal condition:** Excellent

---> data\_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 5000.00

: 0000-00-00

**Floor:** Building

**Total floors:** 3

**Parking space:** Uncovered

**Date of construction:** 1600

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present, 120 sq.m

**Garden:** Private, 3.000 sq.m

**Kitchen:** Regular Kitchen

**Garage:** Shed

: Yes

















