



Villa for Sale in Roma Aventino

€ 6.900.000

Ref. CBI073-902-130009



600 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 17

Aventino - Via di Villa Pepoli 8 - Coldwell Banker is pleased to present SOLE AGENCY for sale in the prestigious Via di Villa Pepoli, in the heart of the elegant Aventino district, a splendid 3-storey villa with a turret from the Rationalist period, in perfect Florentine neo-Renaissance style, built in 1927 by the famous architect Giuseppe Nicolosi. The very representative villa of 600 square meters and with a lush private garden of 1,000 square meters full of numerous fruit trees and plants, presents itself with a monumental entrance with frescoed vaults and four tall portals in finely inlaid noble wood that give access to the triple living room embellished with quality materials and furnishings, with high vaulted ceilings, a beautiful antique working fireplace, beautiful accesses to the wonderful garden, large and bright dining room, from which you access the eat-in kitchen and a guest bathroom. The staircase leads to the mezzanine floor with a large living room with a second fully working fireplace. On the first floor served by a beautiful gallery there are four beautiful large double bedrooms and two bathrooms. The central bedroom leads to the large panoramic balcony overlooking the lush gardens. On the upper floor there is access to the turret with a small living room, two storage rooms and access to a beautiful terrace from which you can enjoy a privileged panoramic view of the monumental Baths of Caracalla. In the basement, equipped with a powerful cavity that protects the entire floor, there are the technical rooms, the laundry room, the staff quarters, the cellar and two bathrooms. The plan of the villa is regular and the spaces are distributed in a very rational way, and each space is optimized to the best. The floors are in fine nailed period parquet and precious antique tiles. The window frames are mixed in glass, wood or aluminum and double glazing, and all equipped with grates. The villa is ready for installation of air conditioning, and is equipped with armored access doors and an alarm system. The property includes a convenient triple garage of 42 square meters and numerous uncovered parking spaces inside the



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Certification

Energy Class: G

Property Informations

Address: Via di Villa Pepoli, 8

Zip Code: 153

Bedrooms: 7

Bathrooms: 5

Rooms: 17

Internal condition: Good

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

---> **esclusiva** <---: 1

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Floor: Multilevel

Total floors: 4

Date of construction: 1927

Current Status: Available after the deed of sale

Balconies: Present, 20 sq.m

Terrace: Present, 40 sq.m

Garden: Private, 1.000 sq.m

Kitchen: Eat-in kitchen

Garage: for three cars, 42 sq.m















