



## Villa for Sale in Allumiere

### € 1.500.000

### Ref. CBI078-734-43759



**896 sq.m | Bathrooms: 1 | Rooms: 8**

Exclusive estate for sale between the Tolfa Mountains and the sea of Santa Severa. In a privileged location, in a small valley on the Santa Severa - Tolfa Provincial Road, in the municipality of Allumiere (RM), we offer for sale a prestigious estate immersed in the authentic scenery of the Tolfa Mountains.

This property, which extends over a plot of 32,247 m<sup>2</sup>, represents a rare combination of elegance, nature, and history. Upon entering the estate, we are greeted by the main building with a spacious and bright 135-square-meter "picture room," featuring numerous windows and a unique and distinctive ceiling of massive wooden beams. An imposing marble staircase leads to a glass-enclosed hall, which leads to the upper-floor apartment, approximately 92 square meters, also meticulously crafted in detail and materials. It comprises an eat-in kitchen, two bedrooms, and a bathroom with shower.

Continuing through the large garden, divided into various pathways, we reach the second structure, measuring 428 square meters in total, spread over two levels and overlooking the pool. This space is characterized by large windows that lend it a luminous and welcoming feel. On the ground floor is a large, single room; on the second level, a first large room and an adjacent second room with a fireplace and access to the kitchen, also equipped for professional use and catering. All these spacious interior spaces can be dedicated to conviviality and dining, versatile rooms overlooking a landscape of extraordinary beauty: approximately 159 square meters of porches and terraces, and approximately 269 square meters of outdoor spaces with exclusive views of the pool. Each space has been



designed to offer maximum well-being: large, bright spaces, exposed beams, stone fireplaces, fully equipped kitchens and bedrooms overlooking the garden, shaded paths, spaces dedicated to outdoor conviviality, and numerous green areas make this estate the perfect place for living or hosting exclusive events.

The panoramic swimming pool is located at the center of the estate, perfectly integrated into the natural setting, with a solarium and relaxation area, ideal for days spent soaking up the sun and enjoying the tranquility.

Additionally, two independent bungalows, perfect for hosting family and guests or for an exclusive hospitality business, are designed for maximum comfort, in a setting surrounded by trees, hills, and large green spaces, a true haven of peace and privacy.

The presence of an aquifer that flows into the "Bagnarello" thermal basin is significant; this would offer the possibility of requesting mineral exploration with a possible concession for the exploitation of thermal waters, according to a geologist's technical report.

The surrounding landscape further enhances the estate's value: the Tolfa Mountains offer pristine landscapes, lush forests (oaks, holm oaks, brooms, myrtle, etc.), medieval villages, and fascinating Etruscan sites. Just minutes away are nature trails for hiking and excursions, natural hot springs, Fiumicino Airport is 55 km away, the beaches of Santa Marinella and Santa Severa are approximately 20 km away, and Rome can be reached in less than an hour, combining the serenity of the Lazio countryside with the convenience of the city.

A location that combines the power of nature with the prestige of history, ready to welcome new projects and visions. Thanks to the variety of properties, the indoor and outdoor spaces, and the extraordinary qualities these lands possess, a true oasis of tranquility and comfort opens up multiple scenarios for potential future investments. Contact us to schedule your appointment.

DISTANCES from: Rome GRA 58 km - Fiumicino Airport 56 km - Tolfa 14 km - Civitavecchia 24 km - Santa Severa 9 km - Santa Marinella 16 km.

"It should be noted that the property description and surface area are indicative and do not constitute a contractual element."

## Property Informations

<b>Address:</b> S.P. Santa Severa - Tolfa, km. 17.500	<b>Zip Code:</b> 51
<b>Bathrooms:</b> 1	<b>Rooms:</b> 8
<b>Internal condition:</b> Excellent	<b>---&gt; data_operazione &lt;---:</b> 0000-00-00
<b>---&gt; esclusiva &lt;---:</b> 1	<b>:</b> 0000-00-00
<b>Floor:</b> Ground Floor	<b>Total floors:</b> 2
<b>Current Status:</b> Available after the deed of sale	<b>Garden:</b> Private
<b>Sea distance:</b> 20.000 meter	<b>Kitchen:</b> Eat-in kitchen











