



Estate for Sale in Roma

€ 1.450.000

Ref. CBI100-2218-290671



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

Just 15 minutes from the sea and Lake Bracciano, in a strategic location in the municipality of Rome, nestled in the picturesque Roman countryside of Tragliata, we offer for sale a splendid estate on Via del Casale di Sant'Angelo. Ideal for those seeking refined living and wanting to launch a hospitality and restaurant business in a pleasant and highly attractive setting.

There is a magnificent farmhouse, within the splendid setting of a private park of approximately 5,000 square meters with a 25-meter swimming pool, tennis court, floodlit soccer field and ample parking.

The perfectly renovated farmhouse, spread over two levels with a total covered area of approximately 400 square meters, is currently used for events and catering. It comprises a large event room, a bar, guest restrooms, and a fully equipped professional kitchen. A hallway leads to the changing room and staff restroom. Upstairs, accessed by an external staircase, is another room with charming exposed wooden beams and an adjoining restroom. All rooms enjoy exceptional natural light thanks to the floor-to-ceiling windows and quadruple exposure.

It is important to highlight the absence of architectural barriers, allowing for a possible redesign of the interior layout should the building be repurposed for residential use.

A second residential building, in addition to agricultural outbuildings, is located in a three-story townhouse, comprising three independent residential units. The ground floor comprises two separate apartments: the first, a two-room apartment of approximately 40 square meters, comprises a living room, open-plan kitchen, bedroom, and bathroom. The second, larger apartment comprises an entrance hall, lounge, eat-in kitchen, pantry, double bedroom, and bathroom. The ground floor also provides access to the third apartment, comprising a spacious living room with fireplace, kitchenette, and double bedroom with bathroom. A convenient internal staircase leads to the upper floor, where there are six bedrooms, each with its own ensuite bathroom. The top floor, still in its unfinished



state, comprises a single open-plan space currently registered as an attic but with enormous potential for conversion into a residential unit, thanks to the heights required for habitability.

Two other large agricultural outbuildings used as a barn and storage/warehouse complete the estate's real estate properties.

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

Finally, the estate is characterized by numerous olive and fruit trees; paths and flowerbeds demarcate the various properties.

Possibility of purchasing 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: Available after the deed of sale

Garden: Private

Kitchen: Eat-in kitchen

: Yes





