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

Villa for Sale in Grottaferrata
€ 1.600.000
Ref. CBI100-2811-290708



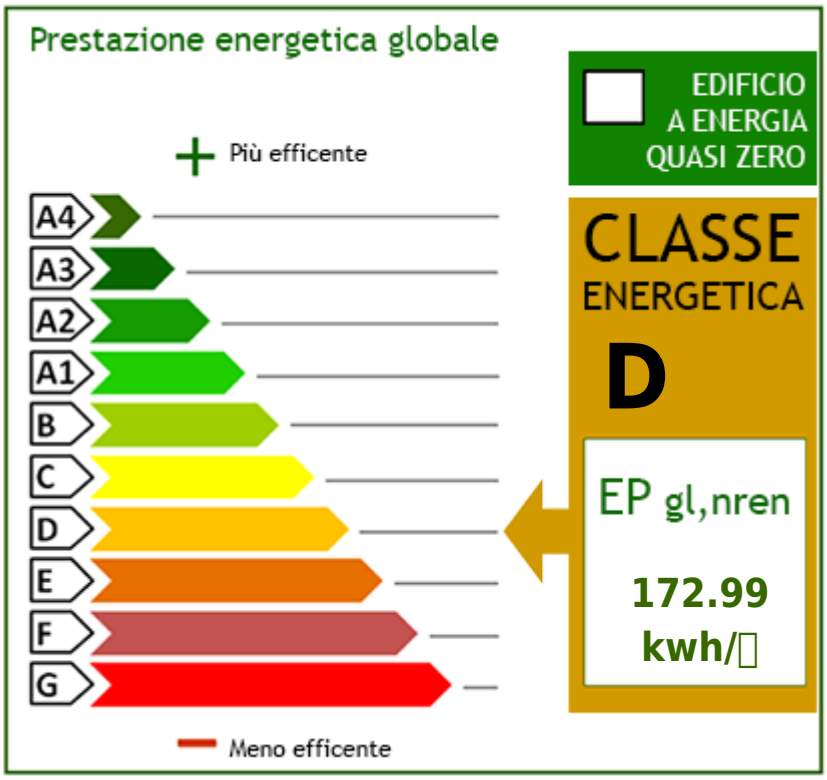
800 sq.m | Bathrooms: 15 | Bedrooms: 15 | Rooms: 18

Elegant Villa in Grottaferrata - Castelli Romani
In the heart of the Castelli Romani, in Grottaferrata, we offer for sale an elegant three-story villa, ideal for those who want to live in an area rich in history, culture and natural beauty without giving up proximity to the Capital.
The villa is spread over three floors, with large internal surfaces that offer numerous opportunities for customization, including the subdivision of multiple real estate units, for a total of approximately 770 m2 and 90 m2 of terraces.
In addition to the main house there is also an annex of approximately 70 m2 on a single level.
The large garden of about 3,500 square meters is a corner of tranquility, perfect for moments of relaxation. The care and beauty of the surrounding landscape offer an atmosphere of complete privacy and well-being.
The house, initially used as a dwelling, has been converted into a hotel residence, but can be used again as a dwelling.
This villa represents a unique opportunity for those looking for an elegant and spacious home in one of the most beautiful and sought-after areas of the Castelli Romani. Perfect for families, professionals or anyone who wants to enjoy the natural beauty of the Castelli Romani without moving too far from the capital.
Grottaferrata is one of the most sought-after locations in the Castelli Romani, renowned for its tranquility, but also for its proximity to the main points of interest. The lakes of Albano and Nemi are easily accessible, offering opportunities for recreation and relaxation immersed in nature. The capital, Rome, is only 20 km away, easily reachable by train from the nearby Frascati station, both for work and leisure. Furthermore, the proximity to Ciampino airport makes the property ideal for those with travel needs.
The history of Coldwell Banker is one of leadership and success. From its origins in San Francisco in 1906, Coldwell Banker has grown to become the most important Real Estate network in the world. Coldwell Banker, present in almost 41 countries with more than 3,000

offices and 100,000 agents, is today the world leader in the high-end and upper-middle-range residential market.

Property Informations

Address: via Anagnina, 10	**Zip Code**: 46
Bedrooms: 15	**Bathrooms**: 15
Rooms: 18	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Parking space**: Uncovered
Lift: Yes	**No architectural barriers**: Yes
Date of construction: 1900	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Present
: Yes	

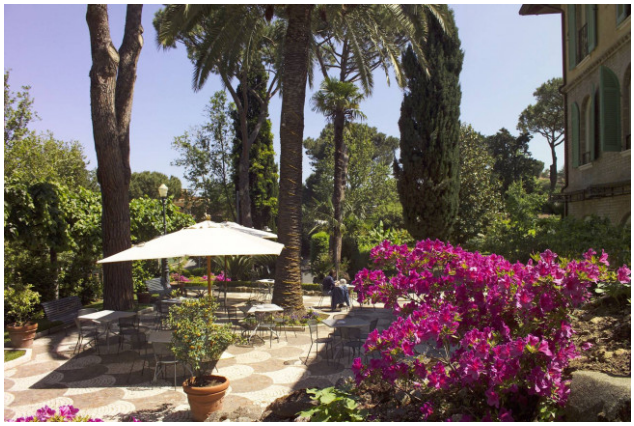












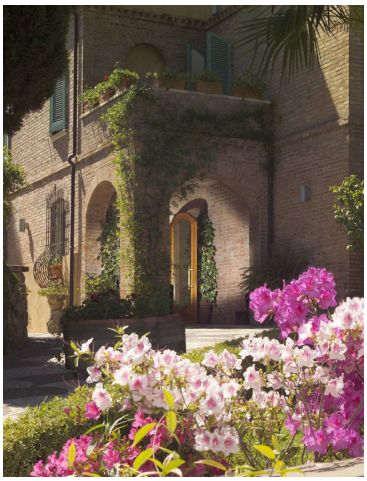






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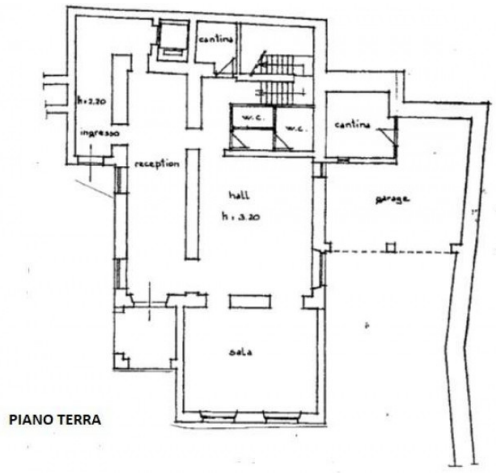








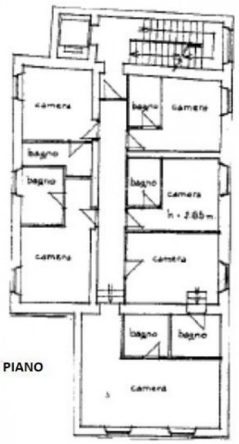
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PIANO TERRA



PRIMO PIANO



SECONDO PIANO



TERZO PIANO



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