



Villa for Sale in Roma Pinciano

€ 3.800.000
Ref. CBI100-1562-290825



350 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 9

Parioli Pinciano Villa Grazioli Avenue

For sale, a detached villa, a true luxury in an urban area often fragmented by apartments, a rare privilege that guarantees privacy, surrounded by its own 300-square-meter private garden. Not just a villa, but a real estate asset that defies the logic of devaluation thanks to its uniqueness.

Located just steps from the Chinese Embassy, the property enjoys a highly secure and prestigious environment.

The house is spread over two levels: the ground floor, the basement and the terrace above.

The terrace above is a precious volumetric resource and with the installation of lightweight metal structures, bioclimatic pergolas and screening with climbing plants (wisteria and jasmine tops) it can create a space for summer dinners or a lounge under the stars.

Access to the ground floor is marked by a wooden staircase that leads to the reception area, a space dominated by a historic fireplace and windows overlooking the pool and garden.

The oval dining room gives a timeless atmosphere.

The sleeping area features three bedrooms and two bathrooms. The master bedroom is ensuite and has a private dressing room.

The operational area is separate and we find a generous kitchen, a pantry, the laundry and ironing area.

The basement floor is divided into a study area and a functional area intended for service staff.

Barbera Group International Real Estate

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Access to the house is via a pedestrian path only.

A property for those looking to design a custom residence that combines the charm of period design with the modernity of an urban oasis with a pool.

The architectural project and renderings are developed in collaboration with Cuspide Construction, a construction company recognized for excellence in the creation of high-profile residential projects.

Property Informations

Address: Viale Di Villa Grazioli

Zip Code: 198

Bedrooms: 4

Bathrooms: 4

Rooms: 9

Internal condition: To be renovated

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

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

: 0000-00-00

Floor: On two levels

Total floors: 2

Date of construction: 1930

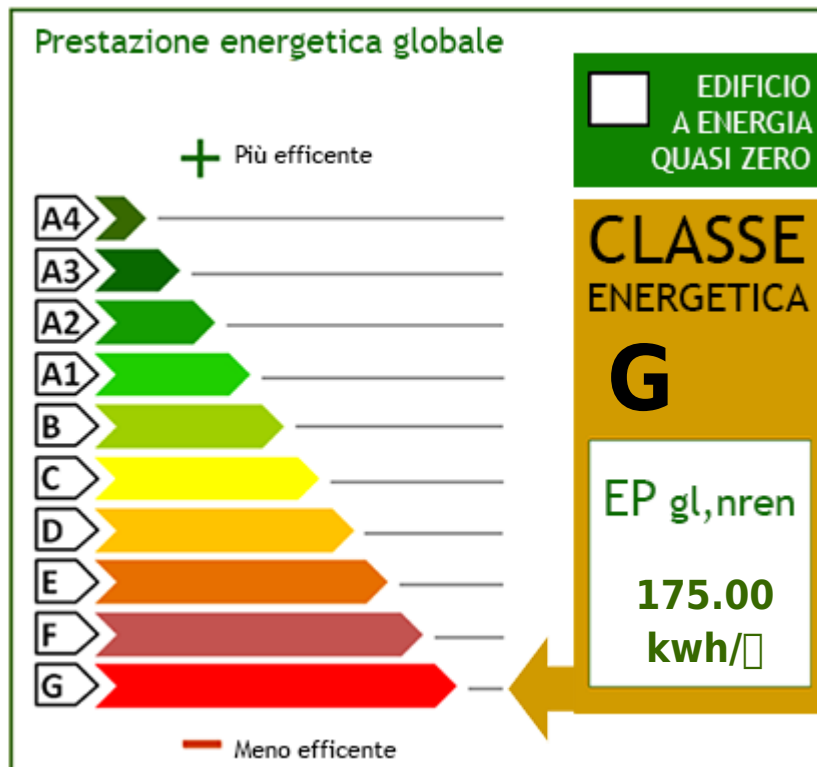
Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 300 sq.m

Kitchen: Eat-in kitchen

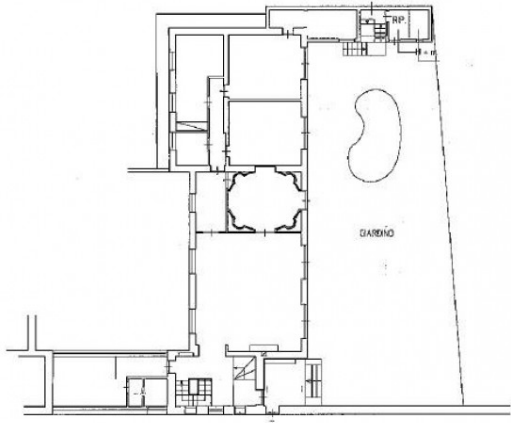
: Yes











PIANO 1

