Agency & Advisory Team
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Historical villa: for Sale in Fara in Sabina Coltodino

€ 10.800.000 negotiable

Ref. CBI155-2170-95



1.064 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 13

Prestigious 19th-century historic villa with 12-hectare estate in the heart of Sabina Fara in Sabina (RI) - Coltodino area In the enchanting landscape of Roman Sabina, just a few kilometers from Rome, we offer for sale an extraordinary historic property that once belonged to the noble Ranuzzi Manzoni family, a unique real estate complex for its prestige, size, and historical-artistic value. The estate extends across approximately 12 hectares of land, immersed in the tranquil Sabine countryside, with vehicular and pedestrian access from Via Farense. The main villa is the historic Villa Ranuzzi Sant'Andrea, a 19th-century stately home that recently underwent significant architectural and structural renovation, combining historic charm with maximum contemporary comfort. The main body of the villa, which comprises an internal surface area of approximately 1,000 m2, is spread across several levels connected by scenic staircases and an internal elevator. Main spaces: 5 prestigious bedrooms, 5 bathrooms, 2 large reception rooms. Professional kitchen with panoramic terrace. Cellar dedicated to storing wine and olive oil. Wellness area and hobby room. A significant portion of the residence is dedicated to relaxation and conviviality: a large relaxation area with a panoramic veranda featuring high-quality finishes. A wellness area with a Turkish bath and jacuzzi. A fitness area with an outdoor tennis court, swimming pool, and billiards room. The renovation was carried out with materials of the highest quality: yellow Carrara marble from Siena, Roman travertine, inlaid parquet floors crafted by skilled craftsmen, vaults and ceilings decorated with frescoes inspired by 18th-century Italian landscape art. The villa also preserves a refined private chapel, a testament to the historical prestige of the property. The estate offers a natural setting of rare beauty: a private park of approximately 12 hectares with over 2,000 productive olive trees, an Italian garden with historic fountains, a panoramic swimming pool, a tennis court, large green areas and internal paths, and a garage. The property includes additional buildings that expand its potential

uses: - Detached stone farmhouse comprising two apartments, currently used as a caretaker's residence; - Factory of approximately 280 m2. - small private consecrated church, perfectly preserved and inserted into the building complex. The entire property is equipped with a sophisticated security system including perimeter video surveillance and an integrated alarm system. A unique property with historic features, size, and high-quality finishes and amenities, this property represents a rare opportunity on the real estate market. It is ideal as a prestigious private residence, a prestigious home, a luxury hospitality business, an exclusive relais, or a venue for high-level events.

Certification

Energy Class: B

Property Informations

Address: Strada provinciale 41b Farense, 390	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 13
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 657.97	: 0000-00-00
Date of construction: 2016	**Current Status**: Available after the deed of sale





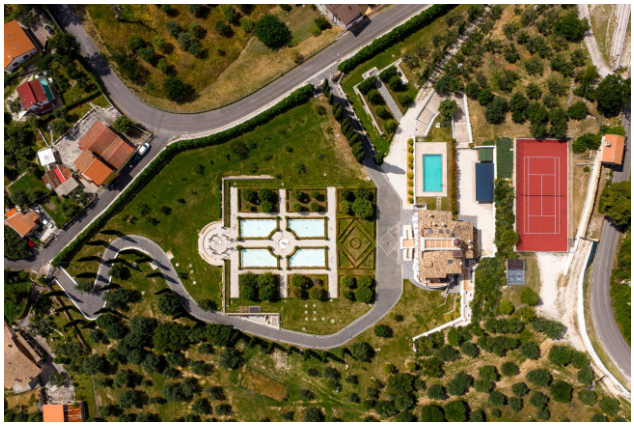












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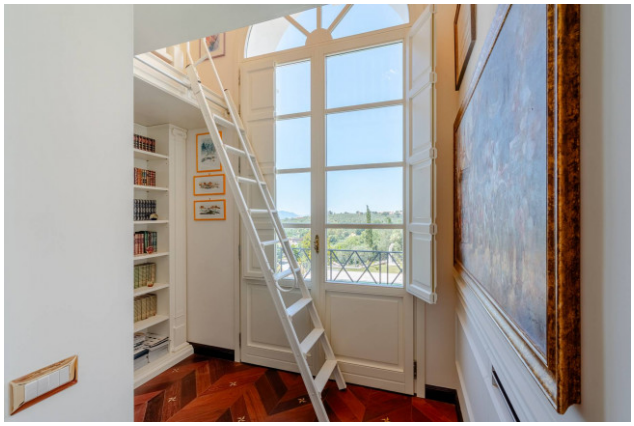
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