



# **Villa for Sale in Roma**

## **EUR**

### **Confidential Negotiation**

**Ref. CBI039-275-698**



**900 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10**

EUR - VALLERANO "PRESTIGIOUS VILLA INCLUDING THE LAUNCH AND REMUNERATION OF ACCOMMODATION ACTIVITIES"

Rome, EUR, we are pleased to offer for sale a single-family villa of high representation, unique of its kind, located in South Rome just 10 km from the three most important golf courses of the capital and just 15 minutes by car from Fiumicino, the villa is immersed in a splendid and well-kept private park of approx. two hectares. where we find a scenographic swimming pool of 19x9 meters and with diving board. The sale also includes the hospitality business license, excellent for leasing but also and above all for conferences, congresses, business meetings. The dwelling is in excellent condition, completely and finely restored, with the highest quality materials that make the property a real oasis where the harmony of the built environment and the natural one meet perfectly. This elegant villa of approx. 600 sqm. it is spread over three levels; on the ground floor there is an elegant reception room with fireplace, three bedrooms, single bedroom, kitchen, three bathrooms, terrace; on the first floor two bedrooms, single bedroom, two bathrooms, two balconies; in the basement a large and wonderful hobby room. The property includes a garage of approx. 150 square meters. and various technical rooms and a cellar for a further 145 sqm approx. totals. The villa is also equipped with a perimeter and volumetric alarm system. The information, photos and floor plans of this announcement provide a purely indicative description and do not constitute a contractual obligation. For details regarding the average monthly income, in high and low season, please refer to the meeting with the real estate agent.



## Certification

Energy Class: G

## Property Informations

**Address:** Via Del Fosso Della Castelluccia

**Zip Code:** 134

**Bedrooms:** 7

**Bathrooms:** 6

**Rooms:** 10

**Internal condition:** Excellent

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**Floor:** Multilevel

**Total floors:** 3

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 20.000 sq.m

**Kitchen:** Regular Kitchen









