

FOR SALE

THE  
**REMAX**  
COLLECTION  
MAISON

## RE/MAX Collection Maison

AGENCY — ROMA

GROTTAFERRATA — LAZIO

# Single villa for sale

€ 2.500.000

PRICE

490 m<sup>2</sup>

SQUARE METRES

0

ROOMS

# The Spaces



## DESCRIPTION

# Single villa for sale

Enchanting historic villa of the early twentieth century, perfectly restored, which embodies a unique combination of timeless elegance and contemporary luxury. Nestled in the heart of the Castelli Romani, in a dominant and reserved position on the heights of Grottaferrata, this extraordinary property represents a rare testimony of history, charm and scenic beauty. Surrounded by a magnificent private park of 10,224 square meters with ancient trees and olive trees, it enjoys an exceptional panoramic view that from the terraces opens up to Rome, providing evocative scenery at any time of the day. The main villa welcomes us with elegant and bright rooms, cleverly divided into three independent apartments with open views of the green property and the surrounding landscape. Two units, developed on a single level, consist of a cozy living area, two large bedrooms and two bathrooms, with well-distributed and functional spaces. The third unit, set on two levels, offers environments of greater breath

and internal articulation, with three bedrooms and two bathrooms. The large panoramic terraces become authentic outdoor living rooms overlooking the Capital, ideal for moments of relaxation, exclusive receptions or simply to admire the sunset that colors the profile of Rome. Inside the park there is an evocative private chapel, an element of great charm that gives the property a unique and unrepeatable character. The estate is completed by two characteristic independent cottages, currently used as accommodation facilities, ideal as guest annexes, ateliers, professional studios or service residences. Thanks to the amplitude of the spaces, the presence of the private chapel, the panoramic terraces and the extraordinary landscape setting, the property is also a very interesting investment opportunity, particularly suitable for the development of receptive activities and the organization of exclusive events, weddings, receptions, cultural events and high-profile corporate meetings.

 **490 m<sup>2</sup>**  
AREA

 **8**  
BATHROOMS

 **0**  
ROOMS

 **€ 2.500.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



PHONE  
**0687805738**



EMAIL  
**collectionmaison@remax.it**



ADDRESS  
**Viale Giulio Cesare 33, Roma, RM**