



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

## Villa for sale in Grottaferrata

**€ 750.000**

**Ref. CBI100-1556-290079**



**400 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 8**

Exclusive Villa - Grottaferrata. Inside the Castelli Romani Park, between Montecompatri, Grottaferrata and Rocca Priora, we are pleased to offer a single-family villa with a breathtaking view of Rome and the entire valley.

From the edge of the pool, resting on the deckchairs, it is possible to admire a panorama that sweeps from the chestnut woods, which cover the nearby mountains, to the surrounding villages, which in the evening look like enchanting life-size cribs. When the sky is clear you can easily see the sea and the Eternal City, Rome, always close and accessible.

The property extends over a total of over 360 square meters of commercial space, and is built entirely in peperino, a very rare and precious material. Over 4000 square meters of garden surround it, embellished by the presence of many tall trees and fruit trees.

Moving on to the description of the interior, on the ground floor we find: entrance, a large double living room with fully functional fireplace, a large kitchen, a comfortable dining room, a bright and livable veranda, guest bedroom / study and two precious bathrooms. Going up a beautiful wooden staircase, we access the upper floor, with a large master bedroom with en suite bathroom and balcony, a second bedroom also served by a bathroom and a dressing room. There is also an outbuilding currently used as a hobby room of over 120 square meters.

To complete the property a double garage of almost 50 square meters.

The property is located in an enviable point within the Castelli Romani Park, which extends in the area of the ancient Laziale Volcano and crosses 14 of the 16 Roman castles. The area is rich in wonders from a naturalistic and archaeological point of view: the Albano lake, the Nemi lake, several archaeological sites, such as the numerous Tuscolane villas. It is also a territory of great biodiversity, in which it is possible to observe: squirrels, porcupines, badgers, sparrow hawks, hares, foxes, wild boars, owls, peregrine falcons and many others. This property is ideal for those who want to live in peace and tranquility but a few kilometers from Rome and the

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beautiful villages of the Castelli Romani.

## Certification

**Energy Class:** G

## Features

Property ID: CBI100-1556-290079	Contract: Sale
Categoria: Villa	Address: VIA DI VALLE MAZZOCCHIO, 430
Zip Code: 77	Municipality: Grottaferrata
Total sqm: 400 sq.m.	Bedrooms: 3
Bathrooms: 4	Rooms: 8
Internal condition: To be renovated	Independent heating: Heating
Parking space: Carport	Date of construction: 1975
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 4.000 sq.m.	Kitchen: Regular Kitchen
Garage: for two cars	Terrace
Antenna : Independent	Porch
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 12 □
Fastweb connection	Fireplace
Air conditioning	Telephone system
Electric system : Compliant	Shower
Wooden fixtures	Preparation for alarm system
Safety deposit box	Shutters
Sea view	Pool
Panoramic view	Land : 4000 □

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	













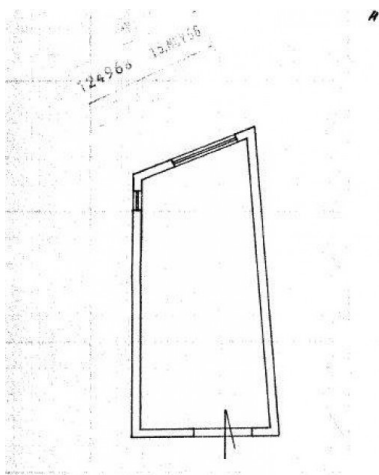
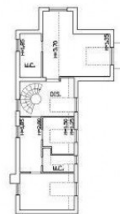
PIANO TERRA

ABITAZIONE  
PIANO T-1



DISTACCO SU VIA VALLE MAZZOCCHIO

PIANO PRIMO



CORTE ESCLUSIVA  
PIANO TERRA  
SCALA 1:500

