



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
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## Estate for sale in Roma Boccea € 1.090.000 Ref. CBI100-2218-290233



### 450 sq.m. | Bathrooms: 4 | Rooms: 10

Located in the municipality of Rome, in Via del Casale di Sant'Angelo, we are pleased to offer for sale a splendid estate on 4 hectares of agricultural land.

Inside, surrounded by a private park of 5,000 m2, with swimming pool, tennis court, five-a-side football pitch and a large private car park, we find a wonderful farmhouse used for hospitality, ideal for those looking for a unique and relaxing situation, immersed in the greenery and close to all services.

The farmhouse, perfectly renovated to preserve the architectural style with an ancient flavour, arranged on two levels for a total covered area of approximately 450m2, currently used for hospitality purposes for events and catering, is made up of a large entrance area which leads on one side the bar corner and on the other the men's and women's services for guests; followed by the generously sized living room with the fully equipped professional kitchen adjacent. Connected to this, a further hallway leads to the changing rooms, the warehouse rooms and the bathrooms for the service staff. On the upper floor, connected by an external staircase, a second large room for events with suggestive exposed wooden beams and attached services. All rooms enjoy particular brightness thanks to the perimeter windows and the quadrupole exposure.

It is important to underline the absence of architectural barriers for a possible review of the internal layout if one wanted to change the intended use to residential.

Possibility of purchasing a further 28 hectares.



## Certification

**Energy Class:** F

## Features

Property ID: CBI100-2218-290233	Contract: Sale
Categoria: Estate	Address: Via Del Casale Di Sant'angelo
Zip Code: 123	Municipality: Roma
Zona: Boccea	Total sqm: 450 sq.m.
Bathrooms: 4	Rooms: 10
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	No architectural barriers: Yes
Current Status: Available after the deed of sale	Garden: Private
Kitchen: Regular Kitchen	: Yes
Antenna : Independent	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Parquet
Electric system : Compliant with the building regulations of the time	Shower
Alluminium fixtures	Shutters
Pool	Panoramic view
Land : 5000 □	

## 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	













