



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Global Luxury Gruppo Bodini

Via Guido d'Arezzo, 47 - 00198 Roma

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Tel.: (+39) 06 84000000

Villa for Sell in Roma - Area: Giustiniana

📍 Via Cassia, Roma, 00123 (RM)

8.000.000€



Contact info



Coldwell Banker Global Luxury Gruppo Bodini

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Description

Luxurious Estate with Pool, Equestrian Facilities, and Helipad in the Green Heart of Rome

In the heart of the Insugherata Nature Reserve, a protected oasis of over 2,200 hectares of non-buildable agricultural land, we are pleased to offer for sale an exclusive estate, immersed in nature and complete privacy, just 13 km from the center of Rome.

The property enjoys a panoramic hillside position and is surrounded by more than two hectares of perfectly maintained flat land. A rare and secluded setting, ideal for those seeking absolute tranquility without giving up proximity to the city.

With a total covered area exceeding 2,000 sqm, the estate comprises multiple buildings.

The main house is a 1,200 sqm manor, spread over three above-ground levels plus a basement. The interior spaces impress with timeless elegance and the highest quality finishes. The ground floor is almost entirely dedicated to reception areas, with spacious dining rooms adorned with antique French pink marble fireplaces, fine parquet floors, and exquisite stucco-decorated ceilings. Peperino marble features throughout the bathrooms and staircases, providing continuity and prestige to the spaces.

The property is equipped with bulletproof and insulated glass and includes a 25 sqm safe room, ensuring maximum security.

The sleeping quarters feature six large bedrooms with fireplaces, each with an en-suite bathroom, designed as fully independent mini-apartments. The attic level hosts an elegant independent apartment, perfect for guests or family members. Additionally, there is a separate unit with its own entrance for staff accommodation.

Outside, the residence is surrounded by a garden of approximately 2 hectares, rich in trees and fruit plants, featuring a 20×10 meter swimming pool with solarium, a gazebo nestled among roses and aromatic plants, and two large wooden porticos ideal for relaxation and entertaining.

Beyond the large driveway, there is a caretaker's annex of approximately 50 sqm, 22 horse stables, and a 3,000 sqm riding arena complete with exercise and training paddocks.

The estate also includes a helipad with a dedicated hangar and an additional building adjacent to the pool of approximately 500 sqm over four levels, divided into nine ready-to-use apartments, ideal for hospitality or accommodation purposes. Two silos currently used as storage facilities are also present, with the potential for conversion into residential units.

The property is served by two artesian wells, a GPL system with three 3,000-liter tanks, and electricity and telephone connections to the urban network.

A truly prestigious estate, unique of its kind, combining nature, privacy, comfort, and exclusive amenities, representing a rare opportunity in the Roman real estate market.

Details



Property ID: CBI118-1841-302075



Surface: 2200.00 m²



Rooms: 50



Bathrooms: 10



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 30

Property Features



Floor: Multi-story



Conservation status: Renovated



Current condition: Free upon deed



Surface: 2200.00 m²



Rooms: 50



Bedrooms: 30



Bathrooms: 10



Kitchen: Habitable



Shower: Yes



Parking space: Covered



Garden: Private,



Fireplace: Yes



Safe: Yes



Swimming pool: Yes



Terrace: Present



Parquet : Yes

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



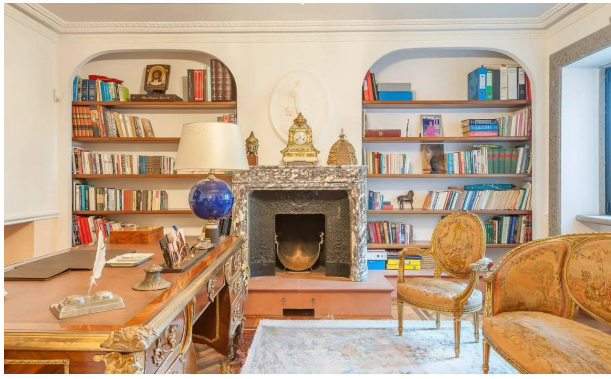
Shopping Centers



Municipal Offices

Images

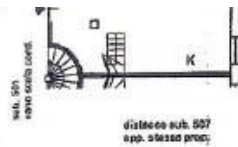
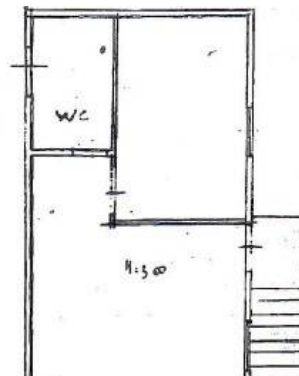
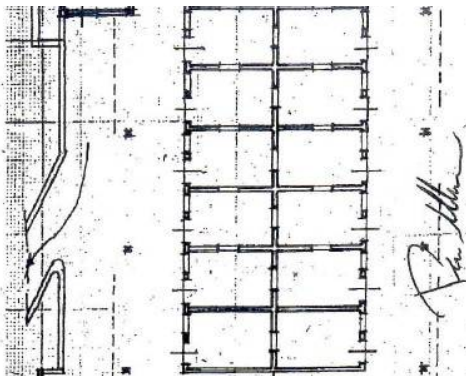
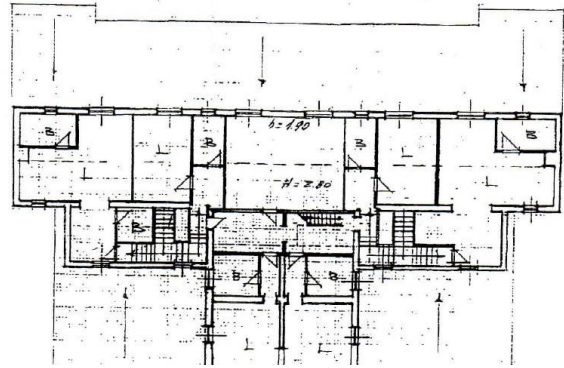
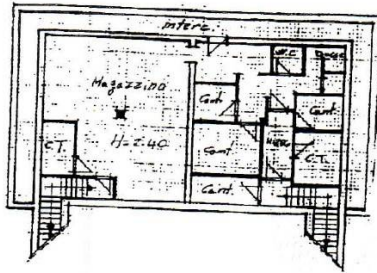
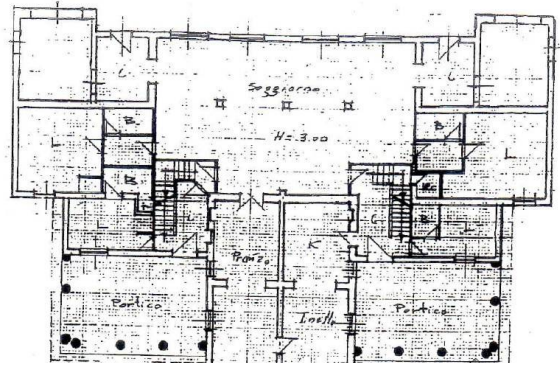








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PIANO SECONDO
SOFFITTA
h. med. 2,00 mt.

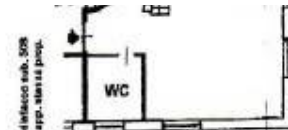
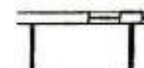


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SOFFITTA
h. med. 2,00 mt.

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stessa prop.

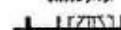


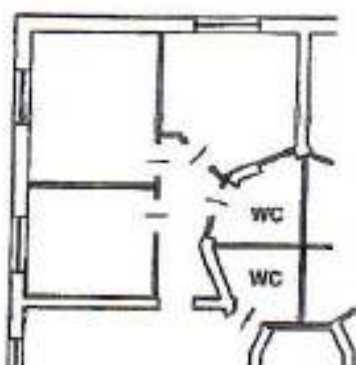
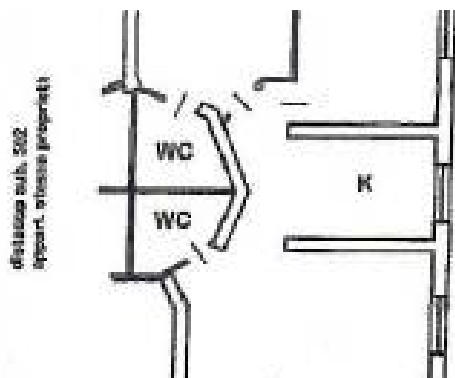
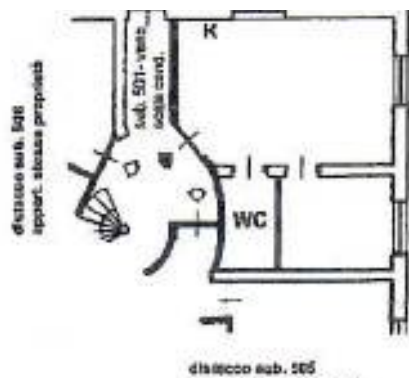
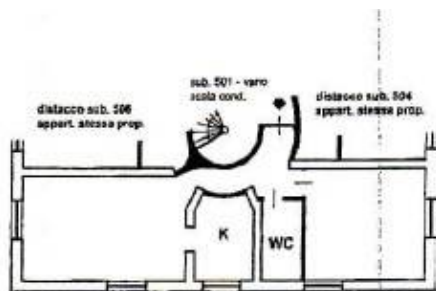
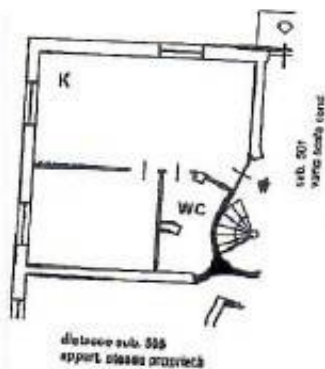
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distacco sub. 510
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