







Luxury detached villa with sea views, Rome (00671)



2 200 000 €

-  Floor area **765 m²**
-  Number of rooms **5 bedrooms**
-  Furnitures **Full**
-  To the beach: **m**
-  Location: **Italy, Rome**
-  To the airport: **km**

 To the city
centre: km

Options

- ✓ Sea view
- ✓ Furniture
- ✓ Swimming pool
- ✓ Private territory

Description

Luxury detached villa for sale with sea views and a plot of 10,000 sq.m. in Cerveteri, near the sea.

The house is 2 km from the town of Cerveteri, famous for its Etruscan necropolis, which is a UNESCO World Heritage Site.

The A12 motorway is 6 km from the villa. The distance to Rome is 40 km, to the airport – 35 km. The nearest sea is Campo di Mare or Ladispoli, at a distance of about 1 km, which can be reached by car in 10 minutes.

Description of the villa

The villa is located on three floors with a total area of 765 sq.m. and consists of the following premises:

First floor:

- Areas with wooden beams up to 3.5 m high: large living room, dining room and large kitchen overlooking the park and the sea, very bright.
- Large terrace overlooking the sea, located next to the kitchen.
- Master bedroom with large bathroom, dressing room and various exits to the garden, to the pool.
- Large office with marble fireplace, completely lined with noble wood, wooden beams and tiles.

- Service bathroom.
- Travertine staircase leading to the ground and first floors.
- The roof of the first floor is half built with a false ceiling with vaulted decorations, half with a wooden frame and terracotta tiles.
- Arcades with wooden frames and terracotta tiles.
- Artistic chimneys and roofs with panels and tiles reclaimed from old buildings.

Second floor:

- Sleeping area with two bedrooms, built-in wardrobes and separate bathrooms, covered with ceramics of a high artistic level.
Terrace overlooking the sea.

Ground floor:

- Garage.
- Living room: fully furnished, oak paneled, arched antique brick walls, large antique style fireplace, second furnished kitchen, cellar, ironing room, billiard room.
- Double bedroom with private bathroom and dressing room, with direct access to the garden.
- Apartment for service personnel (60 sq.m.): bedroom, bathroom, dining room with kitchen.

The entire villa was completely soundproofed and anti-acoustic material was installed.

Advantages:

- Beautiful view of the sea and park.
- Location in the historic district of Cerveteri, close to Rome and the airport.
- Spacious and bright living spaces with a high level of finishing.
- Magnificent architecture and design solutions.
- Plot 10,000 sq.m. with spacious garden and swimming pool.
- Fully furnished premises and modern amenities.

This villa is ideal for those seeking luxury accommodation with sea views and world class amenities close to historical sites and nature.

Information updated: 17.06.2024

Photo gallery

















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