





# Magnificent villa in the prestigious residential area of Acqua Acetosa, Rome (00771)



**1 890 000 €**

-  Floor area **550 m<sup>2</sup>**
-  Number of rooms **4 bedrooms**
-  Furnitures **Full**
-  To the beach: **m**

 Location: **Italy, Rome**

 To the airport: **km**

 To the city  
centre: **km**

## Options

- ✓ Furniture
- ✓ Smart house
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Garden

## Description

**Magnificent villa located in the prestigious residential area of Acsa, Rome.**

The villa is located just a few kilometers from the sea and the center of the capital, and just 25 minutes from Fiumicino International Airport.

### Description of the villa

This elegant 4-storey detached villa is surrounded by a well-kept park of 2,000 sqm, which is decorated with Mediterranean plants and fruit trees such as pomegranate, kiwi, apricot, mandarin and feijoa.

On the territory of the villa there is a heated swimming pool, tiled with Bizzazza mosaics, with salt filters and a cascade.

- House area: 550 sq.m.
- Plot area: 2,000 sq.m.
- Number of bedrooms: 4

- Number of bathrooms: 5
- Condition: Excellent
- Price: 1,890,000 € (was 2,200,000 €)

### **First floor**

- Spacious living room with fireplace and dining area
- Kitchen equipped with Miele appliances, with access to a cozy veranda covered with bougainvillea
- Guest bathroom and office

### **Second floor**

- Three bedrooms, each with its own dressing room, bathroom and access to the balcony
- Third attic floor
- Guest room, bathroom and panoramic terrace

### **Ground floor**

- Relaxation area with billiard room and bar, with access to a patio terrace equipped with a barbecue
- Utility rooms and bathroom
- Separate apartment for maids

### **Additional features**

- Major renovation using the highest quality materials and complete replacement of all communications
- Installed water filtration system, alarm system and smart home system
- New windows with armored glass and automatic bars and blinds
- Indoor parking for 3 cars on the territory of the villa
- Possible sale with furniture and interior items
- Energy certificate A

### **Advantages**

- Location in a prestigious area with developed infrastructure
- Well-kept park with fruit trees and heated swimming pool
- Spacious and bright living spaces with high quality finishes

- Complete privacy and security
- Proximity to the sea, the center of Rome and the international airport

This villa is the perfect combination of luxury, comfort and functionality, offering everything you need for top-notch living and relaxation.

**Information updated: 17.06.2024**

## Photo gallery

