







# Rural house with a large plot of 17 hectares in the province of Rome (01671)



**630 000 €**

-  Floor area **373 m<sup>2</sup>**
-  Number of rooms **3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**
-  Location: **Italy, Rome**
-  To the airport: **km**

 To the city  
centre:

km

## Options

✓ Garden

## Description

Rural house with a large plot of **17 hectares located** in the province of Rome, in Santa Maria di Galeria, just 40 minutes from the center of the capital.

This unique estate is located within the municipality of Rome, next to Via Cassia, on Via di Santa Maria di Galeria, in the picturesque valley of the Arnone River, on the site of ancient settlements.

The house is built in the traditional style of a Roman farmhouse "Casale" and is surrounded by private grounds that include more than 17 hectares of land.

There is a variety of land here: over 2 hectares of arable land, over 4 hectares of pasture and about 11 hectares of coppice woodland. The territory has its own water source with official permission to use it.

**The estate consists of four buildings**, built before the 1970s and registered in the cadastre, with a total area of about 500 square meters:

- Two-storey farmhouse of cadastral category A/7, with an area of 373 square meters.
- Utility room for agricultural purposes, category C/2, with an area of 46 square meters.
- Stables, registered as a category C/2 warehouse, measuring 53 square meters.
- Another utility room for agricultural purposes, category C/2 (former chicken coop), with an area of 23 square meters.

All of the above buildings are in need of complete reconstruction.

This Casale farmhouse provides absolute privacy and can be used as a residence for those who want to live close to the capital, but at the same time in peace and surrounded by nature.

Ideal for horse breeding, agritourism and other tourism projects.

**Distances:**

- To Rome city center: 28 km
- To the seaside resort of Fregene: 260 km
- To Fiumicino Airport: 35 km

Santa Maria di Galeria is a small town in the province of Rome, Italy, known for its picturesque nature and tranquil atmosphere. This corner is ideal for those who are looking for privacy from the bustle of the city. The town is located near the coast of the Tyrrhenian Sea, which makes it a popular summer holiday destination.

Santa Maria di Galeria has a rich history dating back to ancient Roman times, and the area around the town is littered with archaeological finds. The main attraction is the ancient church, built in the Middle Ages and dedicated to St. Mary.

The town's economy is traditionally based on agriculture, especially the growing of olives and grapes. Tourism has also developed here in recent years due to its unique combination of cultural heritage and natural beauty.

**Information updated: 19.06.2024**

## **Photo gallery**





