

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3000

€ 2.100.000,00

Location Fonte Nuova - ROME - We offer for sale, in the heart of the "Nomentum" Nature Reserve, a prestigious Villa located within the Torre dei Tucci Estate.

It is an elegant structure immersed in the greenery of its 10,000 m2 land, on the top of a panoramic hill, which is accessed via an avenue of imposing cypresses alternating with olive trees, which surround the residence.

The property, whose facade is decorated with a double external staircase, is spread over three floors above ground of approximately 1,200 m2.

From the large porticoed terraces on the first floor, which overlook the swimming pool, you can enjoy a wonderful view of the Castelli Romani.

The villa, currently used for receptions, lends itself to being transformed into a luxurious private residence.

On the ground floor there are: the disco of approximately 500m2 (including kitchen areas) and the technical rooms; on the first floor 2 bedrooms, the dining room, the meeting room, the equipped kitchen, 3 bathrooms and closets; on the second floor there are 10 bedrooms and 6 bathrooms.

The large car park inside the park is suitable for cars and coaches.

The estate is located 25 kilometers from the center of Rome and 10 minutes by car from the renowned "Marco Simone Golf & Country Club", home of the 2023 "Ryder Cup".

Explore the Estate: <https://youtu.be/wPj1YBy12s>

(Automatically Translated by Microsoft® Translator)

**Reason:** sale

**Type:** Villa

**Address:** Via Lago Santo

**Region:** Via Lago Santo, 26

**Province:** Roma

**Municipality:** Fonte Nuova

**Total Square Meters:** 1023

**Bedrooms:** 6

**Bathrooms:** 6

**Rooms:** 12

**Age Construction:** 2006

**Box:** -

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** Good

**Level:** Edificio

**Total Floor:** 3

**Lift:** Heating

**Address:** No

**Current Status:** Good

**Condominium Cost:** -

**Exposition:** -

**Balconies:** Present

**Kitchen:** -

**Terrace:** Present

**Garden:** Private



**EPI:** -

**Cellar:** -