



## Excellent 4 Bed Villa For Sale in Palestrina Lazio Italy



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
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Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 352,046.43

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Latium
Plaats:	Palestrina
Adres:	Via Tende, 62
Postcode:	00036
Geplaatst:	28-07-2023
Omschrijving:	Excellent 4 Bed Villa For Sale in Palestrina Lazio Italy

Esales Property ID: es5553802

Via Tende 62  
Palestrina  
Lazio  
00036  
Italy

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. For anyone wishing to make a wonderful financial investment at the same time, then this superb property could be just what you've always dreamed of.

The detached house is located in the gentle Roman countryside just outside Palestrina, in a quiet but not



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isolated area and the neighborhood is pleasant. In the surroundings, you can go for walks and trekking.

The house has 2,042 square meters of land enclosed by a hedge, with various fruit trees (olive, persimmon, pear, apple, fig, kiwi, grape, pomegranate), ample space to create a vegetable garden if you wish and a barbecue area. There are many valuable plants including flowers, a rare strawberry tree (or 'sea cherry'), a gigantic fir, a magnolia tree, a Japanese maple and two lawns, one of which is very large. The private swimming pool is set in the well-kept garden, from which you can enjoy an excellent view of the surrounding hills but also the utmost privacy, since the area is not visible from the surrounding houses.

The house measures 170 sq m net (220 sq m gross) and consists of a ground floor, a first floor, a habitable attic and an attic. There are also 2 terraces and a covered porch for a further 80 sq. m. The ground floor is accessed from the large covered porch (30 square meters) and includes a large living room with fireplace, kitchen, bathroom, sink and study.

The first floor is very bright and includes 3 bedrooms (one of which is very large and with access to 2 large terraces, one of which is covered) and a bathroom. The floor has an independent entrance, which if desired allows the creation of two separate apartments. From the first floor you can enjoy the beautiful view of the Roman countryside and the private swimming pool.

Also from the first floor, there is access to the habitable attic where there is a further bedroom and a huge accessible attic space.

The house is in good condition, well maintained over the years with improvements; if desired, it is immediately habitable and does not require any urgent intervention.

Utilities: electricity (plus 12 solar panels adding 3 kw), main water, septic tank, gas tank, independent heating (with gas boiler and radiators), telephone line and internet connection.

The municipality of Palestrina is planning the connection to the municipal gas supply.

The Jubilee will be held in Rome in 2025 and as a result B&B and hosting structures in and around Rome are expected to be very very requested.

## ABOUT THE AREA

Palestrina is a city from the 2nd century BC, older than Rome as evidenced by the presence of the imposing Temple of the Goddess Fortuna, an important tourist destination all year round. Palestrina is a city of over 20,000 inhabitants, equipped with all the necessary services for such a population: a hospital open 24 hours a day, numerous pharmacies, doctors, various banks, shops of all kinds, supermarkets, sports fields, riding stables, a shopping centre, gyms, excellent and famous restaurants, pubs.

The accesses to the motorways are just a few minutes by car. The city of Rome, which needs no introduction, is very close (40 km/25 miles) and can be reached by car both by motorway and by secondary roads, or from Zagarolo station (8 km/5 miles from the house) with very frequent trains that arrive in the center of Rome in 30 minutes, or by bus and also by Metro C underground from the Pantano



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stop (20 km/12 miles away).

In 20 minutes by car (15 km/9 miles) you can reach Valmontone with its very famous Outlet, the Magic Land playground and the Magic Splash water park.

In 25 minutes by car (20 km/12 miles) you can reach the city of Tivoli with its historic and highly visited Villa d'Este, Villa Adriana and Villa Gregoriana with its waterfalls.

In just under 40 kilometers/25 miles you can reach the Castelli Romani and the famous city of Frascati with its well-known wine (another excellent wine near Palestrina is Cesanese).

Equally close are the lakes of Nemi and Castel Gandolfo. In just over an hour you reach the sea of Anzio. A little further away is the legendary promontory of Circeo where the mythological Circe still watches over its beaches. But all the seaside areas of Lazio are easily reachable.

Ciampino airport is 45 minutes by car, Fiumicino airport is 1 hour by car. The Marco Simone Golf courses are 40 minutes away by car, the Castel Gandolfo Country Club and the Fiuggi Golf Club are 50 minutes away by car. Other golf courses in the area. In winter, in 2 hours you can reach the Terminillo ski slopes. Clearly, the central position of Palestrina with respect to Italy allows you to easily reach the cities of Florence (3 hours), Naples (1 hour and 50 minutes), L'Aquila (1 hour and a half), the Adriatic coast (2 hours and 10 minutes) and many other destinations.

Lazio is a central Italian region bordering the Tyrrhenian Sea. Its principal city, Rome, is Italy's capital and was at the heart of the ancient Roman Empire. Its iconic ruins include the Coliseum, an amphitheater that seated thousands. On the coast, the ancient port of Ostia still retains detailed mosaics and a theater. Inland are the forested Apennine Mountains, with nature reserves, lakes and stone-built villages.

## MAiN FEATURES:

- 170m<sup>2</sup> of living space
- 2046m<sup>2</sup> plot
- 4 Bedrooms
- 2 Bathrooms
- Private Parking 2 uncovered parking spaces
- Swimming Pool
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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Conditie: Good

## **Algemeen**

Slaapkamers: 4



Badkamers: 2  
Afgewerkte vierkante meter: 170 m<sup>2</sup>  
Lot Afmeting: 2046 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Number of Garages: 2

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: [https://www.youtube.com/embed/BuZo6Wvb5GE?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/BuZo6Wvb5GE?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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