



## Villa Rouge



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,122,862.81

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Latium
Plaats:	Sacrofano
Geplaatst:	08-04-2026
Omschrijving:	

Privacy and comfort welcome you to this single-family villa in Sacrofano, just a few minutes from Rome and set within a serviced residential context, with schools, shops, and essential amenities conveniently reachable on foot. The village center and connections to the Capital are a short distance away, while the Veio Park offers green spaces and nature trails ideal for leisure time. The property is arranged over three levels for a total surface area of approximately 750 sqm and stands in a dominant position within a private park of about 5,500 sqm. Access is via a short paved road leading to the independent entrance. The garden unfolds across manicured lawn, tall trees, ornamental plants, and fruit trees, creating a private and harmonious setting. At the heart of the outdoor area lies the swimming pool and a jacuzzi, framed by terracotta paving and relaxation areas. Adjacent, a dedicated structure with a wood-fired oven pizzeria provides a convivial space for private moments or events. The porticoed winter garden, embracing the main living room, offers a space usable in every season, with direct views over the greenery and the pool area. The villa features refined exterior finishes, with pitched roofs and expansive glass surfaces that enhance the flow of natural light, with predominant east and west exposure. The lower floor accommodates service rooms and a parking area, internally connected to the upper levels. On the ground floor, two entrances lead into the living area: a quadruple reception room with a large window overlooking the garden, dining room, study, and guest bathroom. The professionally styled kitchen is complemented by a pantry and a secondary support kitchen, a functional solution for entertaining. On this level there is also a first sleeping area with bedroom, walk-in closet, and bathroom. An internal staircase leads to the upper floor, where a second sitting room overlooks the main living area in a striking architectural feature. Here unfolds the master suite with two en suite bathrooms and two spacious dressing rooms, easily convertible into additional bedrooms. There are also habitable terraces serving the main bedroom and one of the adjacent rooms. A guest bedroom with bathroom completes the floor. This



prestigious villa in Sacrofano represents an ideal solution as a private representative residence, with generous spaces and areas dedicated to hospitality. A property that combines significant dimensions, an exclusive park, and proximity to services, perfect for those wishing to live at the gates of Rome in a green and private setting.

The villa features well-maintained exterior finishes, with pitched roofs and large glazed surfaces that enhance the influx of natural light, with a prevailing east and west exposure. The interior finishes express a classic style, with dark wood flooring, boiserie, and bespoke furnishings.

This prestigious villa in Sacrofano represents an ideal solution as a distinguished private residence, offering generous spaces and areas dedicated to hospitality. A property that combines significant dimensions, an exclusive park, and proximity to amenities, perfect for those who wish to live just outside Rome in a green and private setting.

Privacy and tranquility welcome you on the hills of Sacrofano, in a panoramic and sun-drenched position. The center of Rome is approximately 25 km away, Lake Bracciano 30 km, and the sea of Ostia 40 km; railway and motorway connections are within 5 to 10 km. The view opens onto lush greenery and the surrounding hills. Easy access via paved road, set in a private and well-connected residential context.

The Great Estate group carries out, on every acquired property, a technical due diligence through the seller's appointed technician, allowing us to gain a detailed understanding of the urban planning and cadastral status of each asset. This due diligence report may be requested by the client upon demonstrating genuine interest in the property.

Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Nieuw: Ja  
Gebouwd: 1990

### **Algemeen**

Lot Afmeting: 5500 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2512/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2512/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 10275



IMLIX

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<https://www.imlix.com/nl/>

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