



Excellent Plot of land for sale in Anagni Lazio Italy



Agent Info

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Listing details

Property for: Sale
Price: EUR 15,000,000

Location

Country: Italy
State/Region/Province: Latium
City: Anagni
ZIP code: 03012
Posted: Sep 08, 2026

Description:
Excellent Plot of land for sale in Anagni Lazio Italy

Esales Property ID: es5553785

Strada provinciale 164 'S.Filippo', 1/C
Anagni
State/Province : Lazio - Frosinone
03012
Italy

Here we present an excellent plot of land in one of the most sought after areas for development right now in Italy.

The allotment is located in an uncontaminated environmental oasis. It lies in the municipality of Anagni near the Regional road 155 northbound - thermal baths of Fiuggi. The latter town has been renowned for its spas and waters since 1300 with the Bull of Pope Boniface VIII and is only a 7-minute drive away.



Continuing on, after Fiuggi, a further 10-minute drive will take you to Campo Catino, which is known for its ski fields. Returning to the municipality where the plot is located, in fact Anagni (Fr), this was the papal seat of five Popes and therefore has an incomparable historical, artistic and cultural heritage! The Cathedral of Santa Maria with its crypt is splendid (Michelangelo was inspired here for the fresco of the Sistine Chapel ed.) and adjoining museum, Boniface VIII Palace, Town Hall, Barnekow House.

The plot is only 3 minutes' drive from the A1 motorway exit that connects it to Rome in just 20 minutes and Naples in about 50 minutes. In 4 minutes from the building plots, you can also reach the railway station with more or less rapid connections to Rome and Naples.. Plans are in the pipeline for a high-speed train station not far from the present one. The sea and the beautiful beaches of Latium can be reached in about half an hour by car: Terracina, Gaeta, Sabaudia, Sperlonga, Lavinio, Torvajanica are waiting for you!

There is talk of a possible Frosinone airport (a 15-minute drive from Anagni) to replace Rome's Ciampino airport, which will soon be closed.

Of the allotment, of which I have shown some tables, I can tell that it has been well planned and also in detail. It is in itself a small town, with all the services attached to it. As you can see, it has 1,000 cubic metres of space dedicated to commercial and, in addition to the cubature for cottages (C4) amounting to 106,000 cubic metres, it has three development zones (F1, F2, F3). which makes it a little gem of autonomy, so much so that it could be called Anagni 2!

About the Area

Anagni is an important city in central Italy, with numerous buildings of great historical and cultural interest from the 13th century and later, when many popes and important families lived here and constructed their imposing buildings in the city centre.

A visit to Anagni can begin with the Cathedral of Anagni, built between 1062 and 1105 on the site of an ancient acropolis, which originally housed Roman temples dedicated to Ceres, Mars and Saturn (Anagni was occupied by an important local tribe until around 300 B.C., and then by the Ancient Romans). The Cathedral of Santa Maria is considered one of the best-preserved examples of Romanesque art in central and southern Italy.

Situated at the top of a wide and imposing flight of steps, it immediately demonstrates all its grandeur with the bell tower erected in front of the church to avoid the risk of soil compaction. Later you can visit the places that have already been listed just above.

Anagni's local wine production is also linked to the popes, who extolled the goodness, especially the so-called 'Cesanese del Piglio'. This wine, produced from red grapes grown and vinified in the area, is celebrated in October in the 'Grape Festival'. This ruby red wine was the official wine of the papal court of Popes Innocent III, Gregory IX, Alexander IV, Boniface IX, Alexander IV, Boniface VIII and Alexander VI (1431-1503).



Local food products include ricotta and goat and sheep cheeses, produced by local shepherds using methods that have been handed down for centuries. You must also scale down the local dishes by putting 'Fini fini col sugo di ciammaruche', 'Sagnaccia o Maltagliati' and 'Timballo di Bonifacio', and for dessert 'Le ciambellette al vino rosso' and 'Pampepato'.

Main Features

- 450000 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Lazio Italy fast online.

Tenanted: Yes

Common

Finished sq. ft.: 450000 sq m

Lot Size: 450000 sq m

Lease terms

Date Available:

Contact information

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