Coldwell Banker FRG & Partners
via aurelia 252/254 - 00058 Santa Marinella
P.IVA e C.F.: 14206011000
Tel.: (+39) 0766 512446

Villa for Sell in Manziana

Via del Castagno, Roma, 00066 (RM)

639.000€



Contact info



Coldwell Banker FRG & Partners

Gessica Giorgi

Phone: 3289555179
Email: gessica.giorgi@cbitaly.it

Description

Detached villa with private park
If you dream of a life surrounded by greenery, enjoying absolute privacy yet close to everything, this unique property is your ideal retreat. Situated in a prime location between the Bosco di Macchia Grande and the Caldara Natural Park, we offer for sale a splendid estate comprising a main villa, a spacious guesthouse, and over a hectare of private parkland.

The Property's Strengths.
Exclusive location: surrounded by nature, just 5 minutes from the center of Manziana, 10 km from Lake Bracciano, and 14 km from the sea.
High-quality materials: handcrafted chestnut window frames with double glazing, natural stone details, and fine Vietri ceramics.
Versatile Spaces: Perfect for two families (thanks to the independent annex) or for those looking to start a hospitality business.
Private Park: Over 10,000 square meters of manicured garden with ornamental trees and a growing hazelnut grove.

Distribution of Spaces
Main Villa (approx. 192 sq m) – Elegance and Brightness
Ground Floor: double living room with fireplace, eat-in kitchen (both with large windows overlooking the external porch), 2 large bedrooms and 2 bathrooms.
Attic floor: 25 m2 open space with access to a 14 m2 private covered terrace.
Basement: large hobby room with stone fireplace, laundry room, and utility room.
Annex (approx. 158 sq m) – Comfort on Two Levels
Ground floor: entrance porch, bright living room with open kitchen, 2 bedrooms and a bathroom.
First floor: 2 further bedrooms with splendid chestnut parquet floors and a second bathroom.

Expansion Opportunities
There is the possibility of purchasing two adjacent plots of land (approximately 1.5 hectares each) separately for a total price of €50,000.00.
The land includes a fully productive olive grove, a chestnut grove and a pasture area.

A residence of rare charm, ideal for those seeking spacious living, timeless construction quality, and authentic contact with nature.

Please note that the property description and surface area are indicative and do not constitute a contractual element.

Details

Property ID: CBI078-2901-43802	Surface: 350.00 m²
Rooms: 10	Bathrooms: 4
Energy Class: C	Bedrooms: 6

Property Features

- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 350.00 m²
- Rooms: 10
- Bedrooms: 6
- Bathrooms: 4
- Kitchen: Habitable
- Balconies: Presente
- Garage: Double
- Garden: Private,

Images





















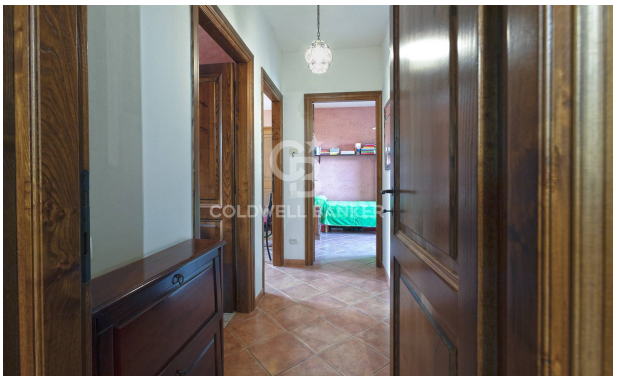






































































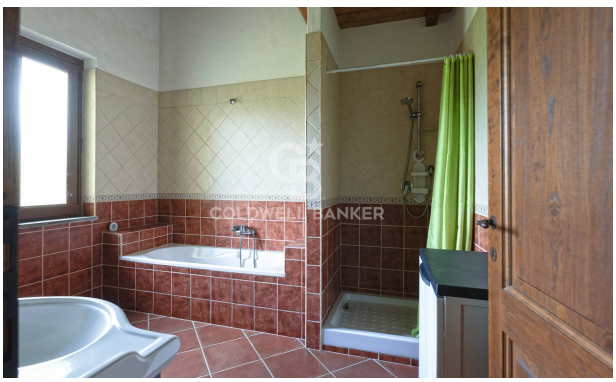


















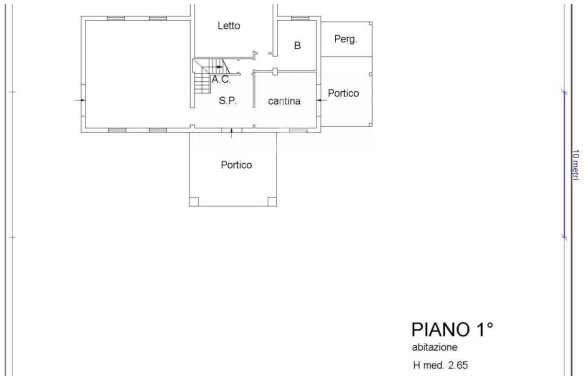


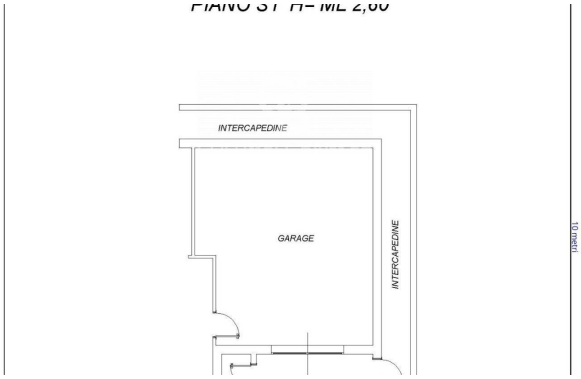


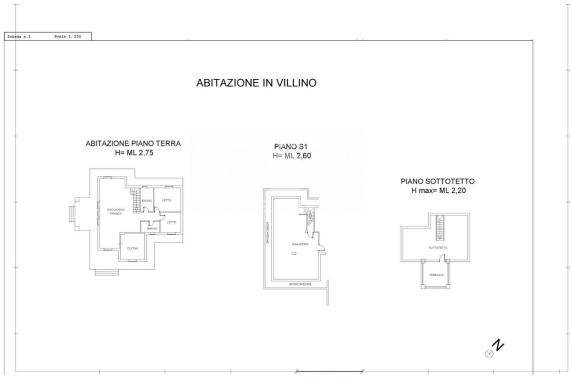








Letto
B
Perg.
A.C.
S.P.
cantina
Portico
Portico
10 metri
PIANO 1°
abitazione
H med. 2.65


INTERCAPEDINE
GARAGE
INTERCAPEDINE
10 metri


ABITAZIONE IN VILLINO
ABITAZIONE PIANO TERRA
H= ML 2,75
PIANO S1
H= ML 2,60
PIANO SOTTOTETTO
H max= ML 2,20