



Bovi RE S.r.l.

AGENCY — ROMA

CERVETERI — LAZIO

## Exclusive Villa in Cerveteri

€ 9.750.000

PRICE

1500 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# Exclusive Villa in Cerveteri


We proudly present an unmissable buying opportunity: an exclusive estate for sale, located in the heart of the historic and enchanting town of Cerveteri, famous for its Etruscan heritage. This extraordinary property is immersed in nature and surrounded by lush vineyards and olive groves, offering a unique and refined living experience. The villa, recently renovated with high quality finishes, stands majestically on a private hillside of no less than 15 hectares. This corner of paradise is graced by hundreds of centuries-old olive trees and a Sangiovese vineyard, which give the estate an unparalleled charm. The property represents a unique opportunity for those who wish to enjoy the tranquility of country life without sacrificing the proximity of urban amenities. Main features of the estate: - Total indoor area: 1500 sq. m. - Total outdoor area: 15 ha - Productive vineyards and olive groves, ideal for the production of high quality oils and wines - Private pool with panoramic

views of the surrounding valley, perfect for moments of relaxation - Exclusive SPA equipped with an indoor gym, for wellness and fitness - Spacious indoor and outdoor spaces, ideal for events, receptions and moments of conviviality - Possibility of customization and expansion of the structure, to meet one's needs The estate consists of a main villa, enriched by two elegant annexes and a room dedicated to catering, as well as numerous amenities designed to ensure maximum relaxation and functionality. Strategically located, the estate is easily accessible and only a few kilometers from the main services and tourist attractions. It is only 15 minutes from the sea and the famous Lake Bracciano, 25 minutes from Rome's international airport and only 35 minutes from the center of the capital! This is an unmissable opportunity for lovers of nature, tranquility and an exclusive lifestyle. For more information and to arrange visits, please do not hesitate to contact us

 **1500 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **10**  
BATHROOMS

 **€ 9.750.000**  
PRICE

## FEATURES



WIDE SPACES



LUXURIOUS FINISHES



GARDEN



PARK



SWIMMING POOL



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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