Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Villa for sale in Roma in Policlinico area

Policlinico

€ 5.700.000

Ref. V45-5274

800 sq.m. | Rooms: 20 | Bathrooms: 5 | Floor: Multi-storey

Prestigious Villa for Sale in the Heart of Rome
In the heart of the Nomentano-Porta Pia district, in Via dei Villini, Volpes Case offers for sale a magnificent historic villa from the late nineteenth century. Located in the most prestigious street in the area, surrounded by Art Nouveau villas, this property is just a few minutes from Villa Torlonia. The villa is undergoing complete renovation (currently at about 70%) with significant structural and plant engineering interventions. The roof has been rebuilt while maintaining the original tiles and the interior frescoes have been completely restored and certified.
The property extends over five levels for a total surface area of approximately 800 m2 and has two large panoramic terraces and a private garden of approximately 400 m2.
Ground floor
Main entrance with very high ceilingsDouble reception room with wonderful frescoed ceilingsDining roomStudySpacious kitchen with pantryHallway with large wardrobeDouble garageFirst floor
Four bedrooms, each with walk-in closetFour bathroomsAdditional living areaSecond floor
Cinema roomFitness roomBedroom and bathroomThird floor
Party room adjacent to a large panoramic terraceSecond kitchenTwo splendid terracesBasement
SPA area with swimming pool for 10 peopleRelaxation roomSolariumTurkish bathThe villa is served by a lift and a splendid marble staircase that connects all floors, offering comfortable and refined access. The 400 m2 garden creates a private and serene green space

in the heart of the city. This unique property is perfect for those looking for a prestigious residence with all the modern comforts and the charm of the past.
The price indicated in the announcement refers to the purchase of the villa in its current state of renovation with over 70% of the work completed. Possibility of purchasing this exclusive Villa also "turnkey".
For more information and to arrange a visit, contact us. Don't miss the opportunity to live in one of the most exclusive villas in Rome.

Property details

Post code: 161	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 20
Property state: Modernized	**Floor**: Multi-storey
Number of floors: 3	**Autonomous heating**: Autonomous
Elevator: Yes	**Age of building**: 1860
Current condition: Free to deed	**Balconies**: Current
Roof: Current	**Garden**: Private, 400 sq.m.
Kitchen: Current	**Box**: Double

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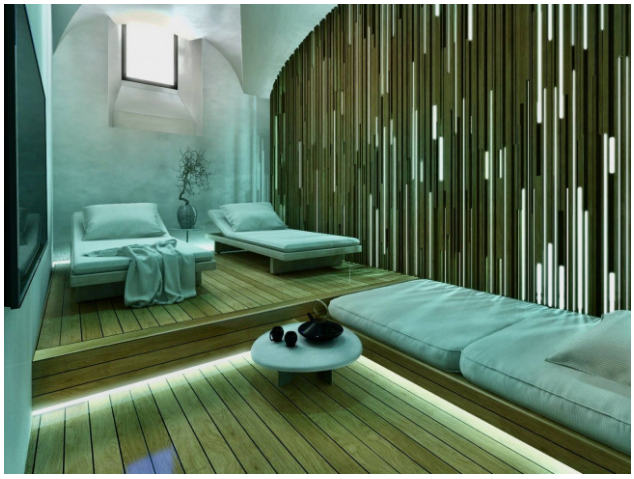

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