

Property 10584



Number of beds: 8
Bedrooms: 4

- Air Conditioning Throughout
- Barbecue
- Parking Space
- Swimming Pool
- Indoor Pool
- Heating
- Heated Pool
- SPA
- Lake View

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Lake Estate is 49 from Rome Termini Station, 62 from Rome Ciampino Airport, and 67 km from Rome Leonardo da Vinci Airport. The villa is 2 km from Monterosi, less than 7 km from Nepi, 8 km from Sutri, 17 km from Caprarola, 19 km from Civita Castellana, 22 km from Bracciano, 27 km from Canale Monterano, 36 km from Viterbo, 45 km from Rome, and 56 km from Tarquinia.

FEATURES

- 4 Bedrooms (3 Double Bedrooms + 1 Twin Room)
- 4 En-Suite Bathrooms + 3 Guest Bathrooms
- Outdoor Swimming Pool
- 2 Kitchens (Including 1 with Dining Table)
- 2 Living Rooms
- Spacious Dining Room
- Wellness Area with Turkish Bath and Sauna
- Indoor Pool (Heated Upon Request, Extra)
- Outdoor Lounge Areas
- Terrace With Wood-Fired Oven
- Outdoor Dining Area
- Panoramic Terraces with Lake Views
- Private Helipad
- Garage For Three Cars and Outdoor Parking Space
- Olive Groves, Fruit Trees, Centuries-Old Parkland
- Air Conditioning and Underfloor Heating





DESCRIPTION

Property 10584 – MONTEROSI LAKE

4 Bedrooms

Location and Surrounding Area
Perched gracefully on the shores of Lake Monterosi, Property 10584 enjoys a truly spectacular setting, with uninterrupted views over the tranquil waters and surrounding countryside. Positioned between the charming towns of Monterosi and Nepi, guests have easy access to all essential services while remaining immersed in peace and privacy. The villa is ideally located for exploring the Lazio region, and the centre of Rome is just about an hour's drive away, making it a perfect retreat.

The area surrounding Property 10584 is rich in natural beauty, charm, tranquillity, and timeless appeal. The villa sits amidst rolling hills, olive groves, and picturesque landscapes that invite leisurely walks, cycling, and exploration at every turn. Nearby, the serene Lake Monterosi offers peaceful waterside strolls and a perfect backdrop for photography, while the surrounding countryside is dotted with quaint villages, historic churches, and scenic trails that capture the authentic essence of rural Lazio.

Within a short drive, guests can discover the historic towns of Nepi and Monterosi, each offering delightful streets lined with traditional architecture, local cafes, and artisanal shops. Nepi is particularly known for its impressive Etruscan and medieval heritage, including charming squares, ancient fortifications, and the stunning Cathedral of Santa Maria Assunta. The region also offers excellent local dining experiences, with trattorias serving authentic Italian cuisine using fresh, local ingredients.

For those seeking cultural immersion and iconic landmarks, Rome is only around an hour's drive from the villa. Guests can easily spend a day exploring the Eternal City's unparalleled treasures, from the Colosseum and Vatican City to the charming piazzas and historic streets of the city centre. Returning to Property 10584, one can enjoy the calm and privacy of the countryside, making it the perfect balance between urban excitement and serene retreat.

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The Property
Nestled in the lush countryside of Nepi, overlooking the enchanting Lake Monterosi, Property 10584 is an exclusive retreat surrounded by centuries-old parkland dotted with olive groves and fruit trees. The villa includes a private SPA with indoor pool and panoramic terraces with breathtaking views of the lake. With a refined atmosphere, Property 10584 accommodates up to 10 guests in 5 luxurious bedrooms (4 doubles and 1 twin), offering the perfect blend of tranquillity, comfort, and timeless elegance.

The outdoor spaces are a masterpiece of Italian charm, with a façade draped in greenery, a portico fronted by a charming fountain and several outdoor lounge areas, including a terrace with a wood-fired oven. The villa's swimming pool, set within the estate's grounds, is for the exclusive use of guests staying at the property. An outdoor dining area sits beneath a leafy pergola, offering the perfect setting for al fresco meals with lake views. A private helipad and a garage for three cars complete the property's amenities.

Inside, the villa exudes elegance and grandeur. The main lounge features an impressive coffered ceiling, sumptuous upholstered seating and a majestic fireplace framed by sofas and armchairs. The second living room, equally refined, offers generous space with soft rugs, inviting sofas, columns and chandeliers that illuminate the space with timeless charm. The dining room is spacious and refined, with a long table, tall windows and flowing curtains that bathe the space in natural light.

The villa features two distinct kitchens: one with a warm, homely atmosphere, equipped with an oven, microwave and stovetop, and another with a professional flair, featuring sleek black finishes and a rustic dining table at its centre. The villa's wellness area features an indoor pool bathed in natural light, a Turkish bath, and a sauna. The pool can be heated upon request (extra, upon request) and features a counter-current swimming system, a Jacuzzi corner, and a bottom oxygenation system.

The villa's bedrooms are designed for comfort and elegance. The master suite boasts plush carpets and an adjacent sitting area with an L-shaped sofa (which, upon request, can accommodate two children) and TV. The en-suite marble bathroom is truly spectacular, with twin basins, a spacious shower with an incredible design, and even a small sofa for added comfort. The second bedroom, also a double, includes an en-suite bathroom with a bathtub and handheld shower.

The third bedroom offers twin beds and an en-suite bathroom with walk-in shower; although the bathroom has a sleek, modern appearance, it is characterised by grey marble of ancient origin, adding timeless elegance. Finally, the fourth bedroom, another double, has a bathroom with a walk-in shower. Air conditioning and underfloor heating are available throughout all bedrooms and common areas, and three guest bathrooms ensure convenience and comfort for all.

PHOTOS

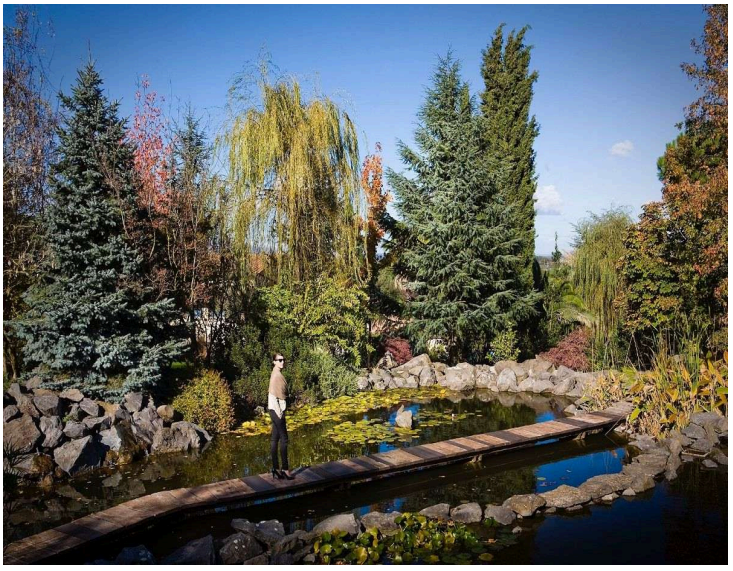
































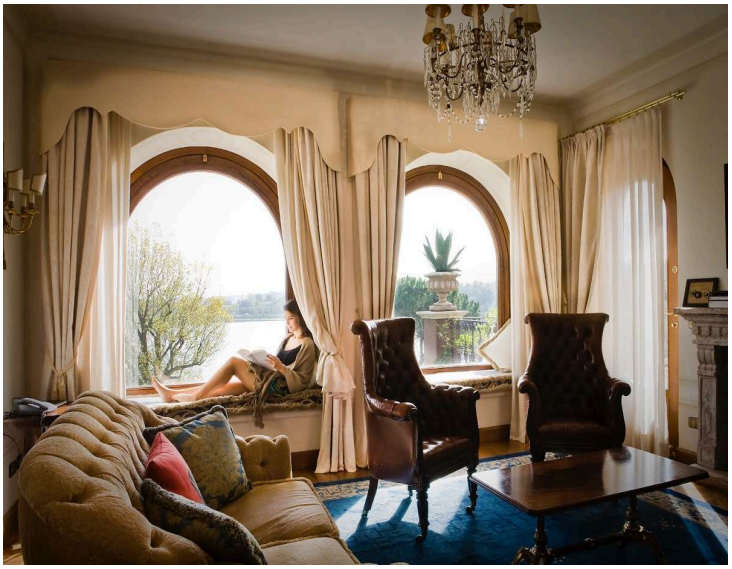










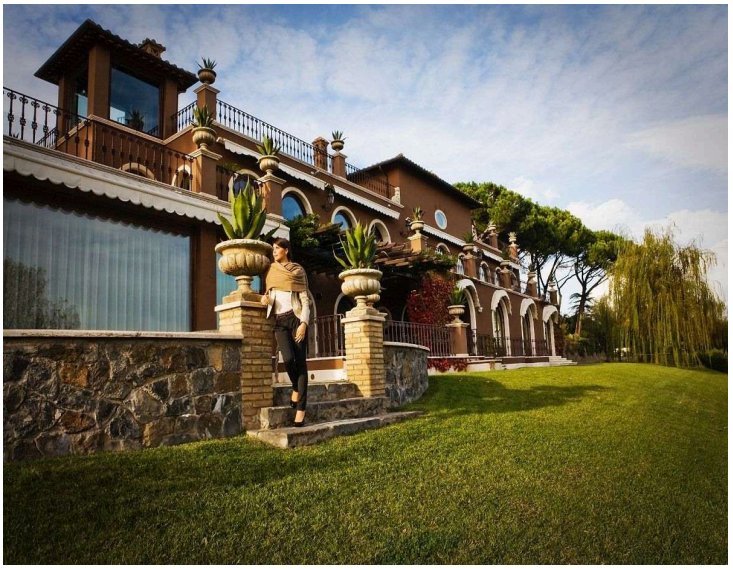



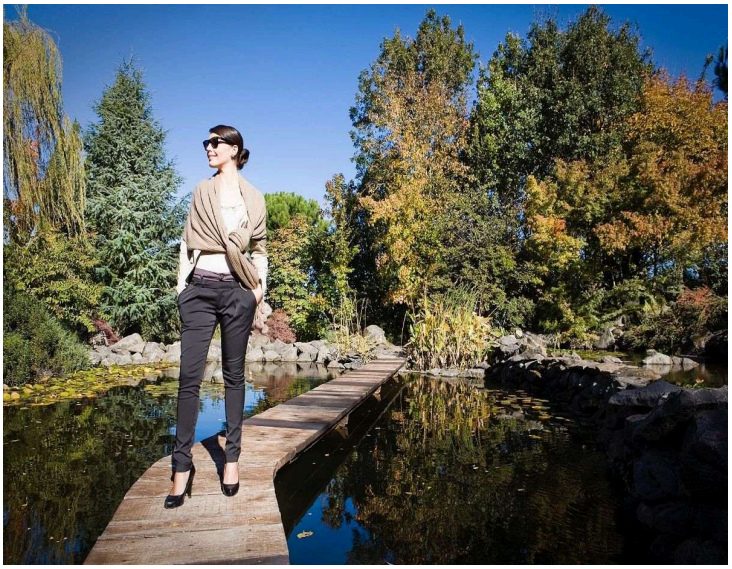
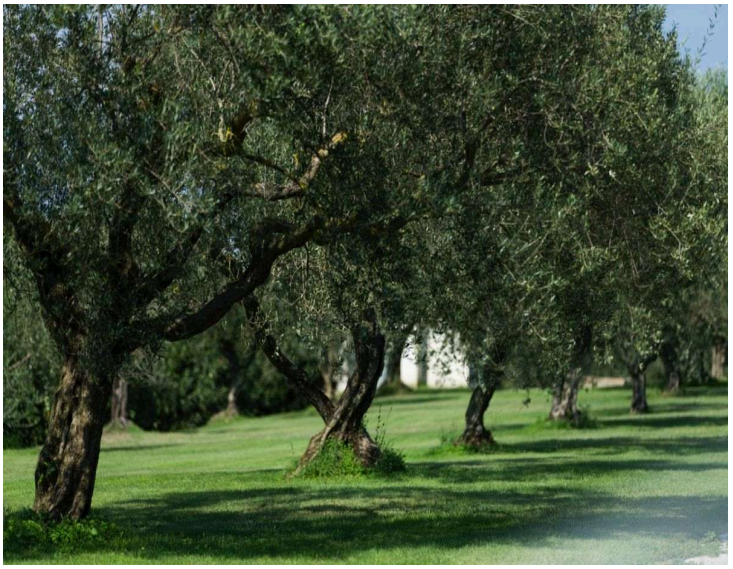






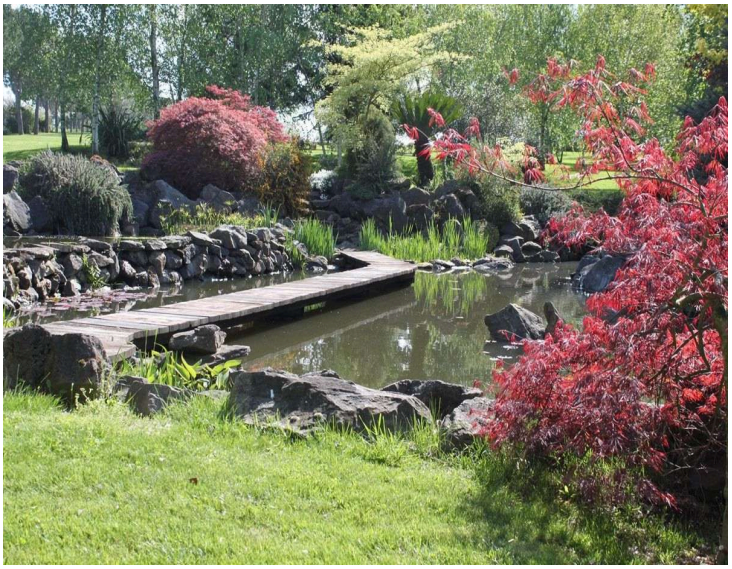


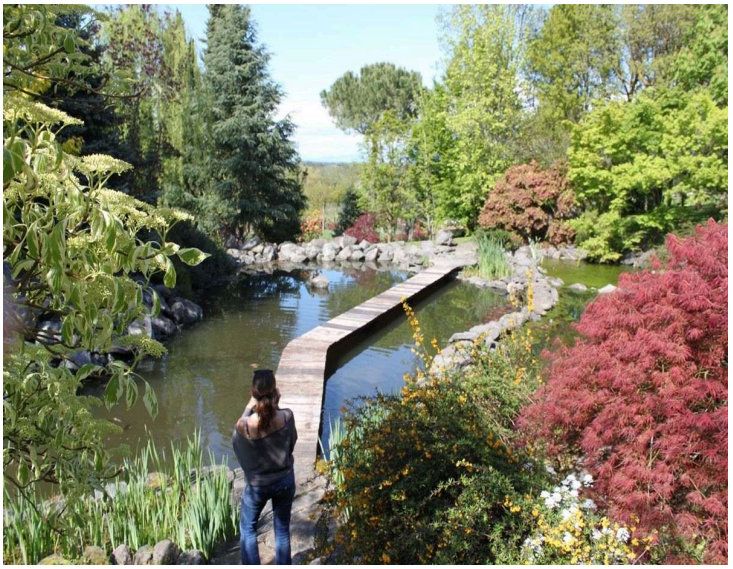






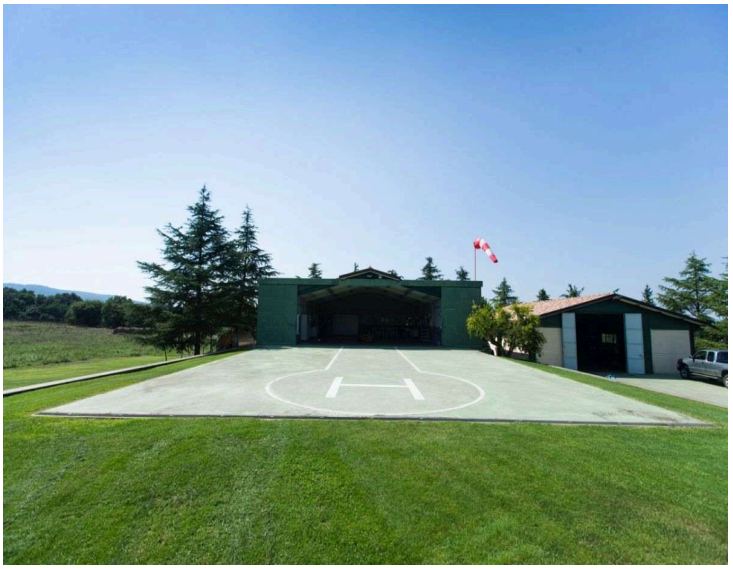













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