

Property 1708344311



Number of beds: 12 + 2
Bedrooms: 7

Air Conditioning In The Bedrooms
Air conditioning included up to 500 kWh.

Hair Dryer In The Bathrooms

Fireplace

Tennis Court

Available For Events
On request, the villa is available for indoor and outdoor events.

Fibre Internet

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course
The villa is about 9 km from Olgiata Golf Club.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

Parking Space

Swimming Pool

Heating

Cook Service

Daily breakfast and lunch service, included in the rental price. Cost of food and beverages not included.

 Housekeeping
Daily housekeeping (tidy-up service, from Monday to Saturday). Included in the rental price.

Smart TV

 Countryside View

 Wi-Fi

Insect Screens

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

NEARBIES

Villa Ottavia is 40 km from Rome-Ciampino International Airport “G. B. Pastine” and 33 km from Rome-Fiumicino International Airport “Leonardo da Vinci." The property is 29 km from Rome. All the main attractions (Piazza di Spagna, the Trevi Fountain, Piazza Navona, Campo de’ Fiori, the Pantheon, the St. Peter’s Basilica, St. Peter’s Square, the Roman Forum, the Vatican Museums, the Sistine Chapel, Trastevere, the Colosseum, and the Galleria Borghese) are all about 20 km from the property.

FEATURES

- Swimming Pool
- Furnished Poolside Area
- Garden
- Tennis Court
- Outdoor Lounge Area
- Outdoor Dining Area
- Family Chapel

Main Villa:

- 7 Bedrooms (4 Double Bedrooms, 1 Twin Room, 2 Single Rooms)
- 6 Bathrooms (3 En-Suite Bathrooms, 1 Bathroom, 2 Shared Bathrooms)
- Fully-Equipped Kitchen
- Dining Room
- Living Room with Fireplace
- Large Study
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Dépendance (On Request, Extra):

- 2 Single Sofa Beds (in the Living Room)
- 2 Bathrooms
- Living Room with Kitchenette
- Private Terrace





DESCRIPTION

Property 1708344311 - ROMA

7 BEDROOMS

Location and Surrounding Area
Surrounded by greenery and less than an hour's drive from the center of Rome, the location of Property 1708344311 guarantees maximum tranquility while remaining a short distance from the center of Rome, reachable by car in just an hour. Start your trip to Rome at Piazza di Spagna. Famous for its Spanish Steps, where Audrey Hepburn once enjoyed her gelato in “Roman Holidays,” many of Rome’s most famous attractions are within easy walking distance, with the rest just a short taxi ride away.

The broad Spanish Steps have long been a staple in luxury fashion shots. But this Roman landmark is more than just a photogenic backdrop, as the streets surrounding it are lined with exclusive designer clothing shops. The Spanish Steps fall into the Tridente shopping area, named after the trio of boutique-laden streets leading from Piazza del Popolo. Via Condotti, which leads off from the Spanish Steps, is arguably the most prestigious shopping street in the city.

The Trevi Fountain, the world’s most famous fountain, is a baroque explosion of tritons, winged horses, and drinking snakes, and its water glitters with thousands of coins that tourists have tossed in. From here, you can easily reach Piazza Navona and the Pantheon. Piazza Navona is a magnificent square with a fountain by Bernini and a popular gathering point for Romans. The Pantheon, the city’s best-preserved ancient temple, is a must for any first visit to Rome.

Between the lively Piazza Navona and the aristocratic Piazza Farnese stands Campo de’ Fiori. Open every day except for Sunday, you will frequently see Romans swarming it as they pack fresh produce and fruits into their shopping bags. The market is also superb for cheeses, pasta, and even glasses of freshly squeezed juice. In the evenings, Campo de’ Fiori transforms from a market into a social hub, where bars and restaurants open their doors for an always bustling aperitivo scene.

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The Property
Built in the 17th century in an archaeological area dating back to the Etruscans and Ancient Rome up to the times of the Medici, Property 1708344311 is just a few kilometres from the historic centre of Rome. With an idyllic setting, a pool, tennis courts, and a private chapel, the property is surrounded by beautiful gardens designed by a legendary landscape designer. Spread over three floors, Property 1708344311 can accommodate twelve guests in seven bedrooms in the main villa, plus two additional guests in the dépendance.

Immersed in a beautiful garden, the villa boasts a large pool and a poolside area furnished with comfortable deckchairs, inviting guests to unwind after a long day. The outdoor area also features an exclusive tennis court. Surrounded by greenery and offering a serene atmosphere, the outdoor area boasts a wide choice of shaded al fresco areas where you can relax with a book or take a siesta while admiring the breathtaking views of the surrounding countryside.

Main Villa:
On the ground floor of the main villa, you will find a dining room and a fully-equipped kitchen with two fridges, an oven, and a dishwasher. On the same floor, you will also find three bedrooms: a twin room

with an en-suite bathroom with a shower and access to the rose garden; a double bedroom; and a single room with a shared bathroom, which is found outside the rooms. The bathroom is located between the two bedrooms, has external access, and has a bathtub.

On the first floor, via a short staircase, is the main access to the villa, a living room with an exposed beamed ceiling, bookcases, and fireplaces, a veranda with sofas, a dining table, and access to the garden. The first floor features a master bedroom complete with fireplace, wardrobe, large study, and two bathrooms. One of the two bathrooms is en-suite, with a bathtub. The other bathroom, with a shower, is between the study and the entrance.

On the first floor, you will also find a double bedroom and a single room with a shared bathroom, which are found outside the rooms. The bathroom is located between the two bedrooms, has external access, and has a bathtub. Finally, on the second and last floor is a double bedroom with a wardrobe and an en-suite bathroom with a bathtub. The internal and external furnishings are designed for comfort and relaxation, from comfortable armchairs to large sofas. All the windows have shutters, and the bathrooms are spacious.

Dépendance (On Request, Extra):
In addition to the main villa, a dépendance is available for two extra guests. With accommodation all on one level, the dépendance is independent and located between the main villa, about twenty metres away, and the pool. The dépendance can accommodate two guests in two single sofa beds, which are in the living room. In the living room, there is also a kitchenette (only with a stove and a small fridge). The dépendance has two bathrooms with showers, a private terrace on one side, and a terrace facing the pool on the other.

PHOTOS






































