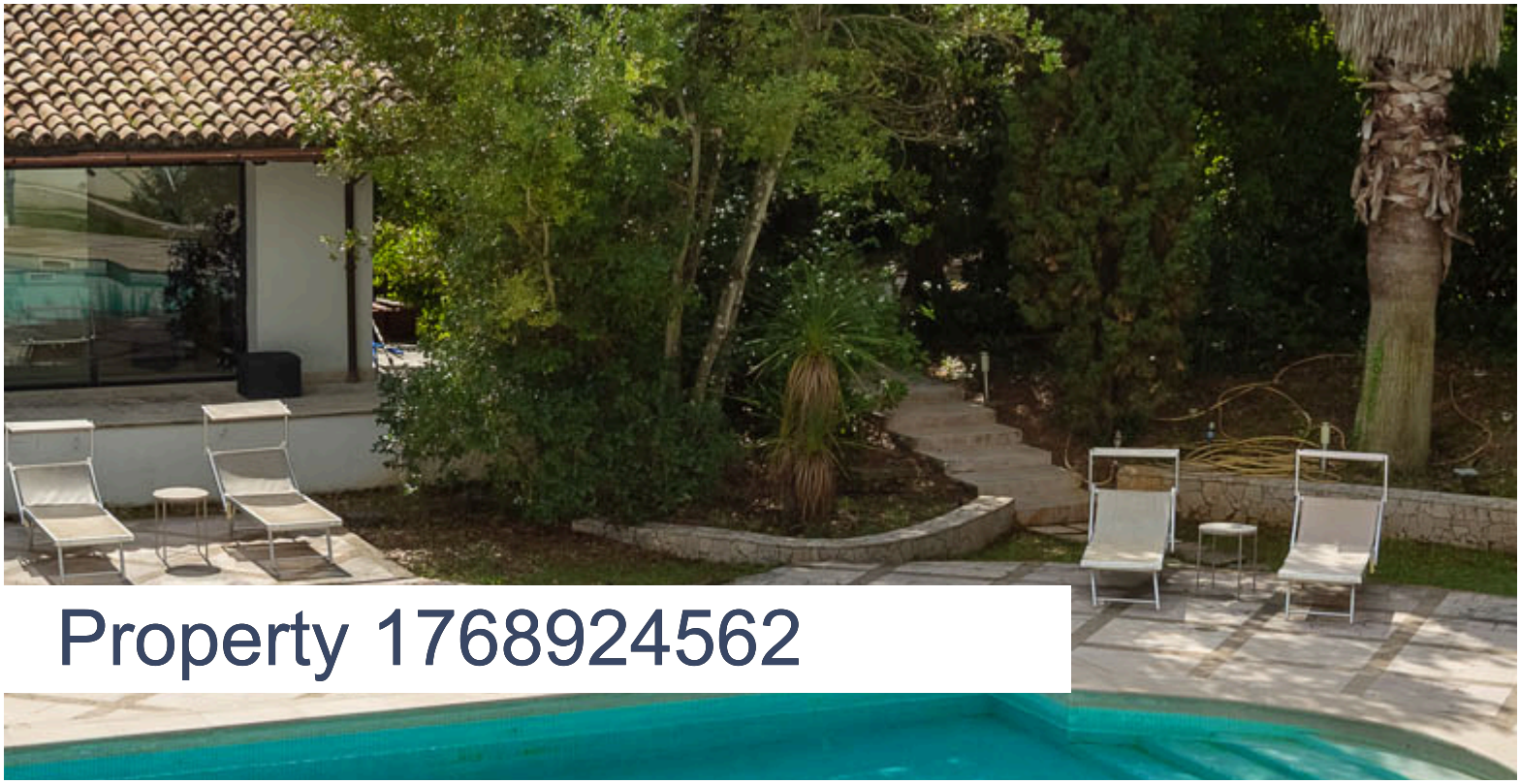


Property 1768924562



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

Number of beds: 12
Bedrooms: 6

NEARBIES

Villa Campagna is 54 km from Rome Ciampino Airport, 59 km from Rome Fiumicino Airport, and 152 km from Perugia San Francesco d'Assisi Airport. The villa is 4 km from Campagnano di Roma, 11 km from Formello, 17 km from Anguillara Sabazia, 20 km from Lake Bracciano, 22 km from Trevignano Romano, 25 km from Sutri, 28 km from Bracciano, 39 km from Rome, 39 km from Vatican City, and 52 km from Viterbo.

FEATURES

- 6 Double Bedrooms (4 in the Main House + 2 in the Pool House)
- 5 Bathrooms (3 in the Main House + 2 in the Pool House) + 1 Guest Bathroom
- Private Swimming Pool
- Fully Equipped Kitchen
- Living and Dining Areas
- Spacious Communal Areas
- Pool House
- Outdoor Living Area
- Outdoor Dining Area
- Poolside Relaxation Areas
- Outdoor Kitchen with Sink and Oven
- Outdoor Firepit
- Outdoor Shower
- Private Garden
- Free Parking
- Washing Machine and Iron
- Air Conditioning and Heating
- Wi-Fi
- Fridge
- Double Oven and Microwave
- Dishwasher
- Kettle and Coffee Maker
- Toaster





DESCRIPTION

Property 1768924562 - CAMPAGNANO DI ROMA

6 Bedrooms

Location and Surrounding Area
Property 1768924562 is located in Campagnano di Roma, in the peaceful countryside north of the Italian capital, surrounded by the beautiful green landscapes of Lazio. The property enjoys a tranquil setting, while remaining within easy reach of Rome, just 38 km away, making it easy to combine the peace of the countryside with the historic attractions of the Eternal City. The surrounding area is dotted with charming villages and picturesque landscapes, offering an authentic taste of the Roman countryside.

The area around the villa offers a wonderful blend of nature, history and authentic charm. Just a short drive from the villa, Lake Bracciano is one of the region's most beautiful natural highlights, with its clear waters, scenic shores and picturesque lakeside towns. Campagnano di Roma itself is a charming historic town, while nearby Formello is known for its medieval character, narrow streets and attractive historic centre. The surrounding countryside is ideal for leisurely drives and discovering the quieter side of Lazio.

Further afield, guests can explore some of the region's most fascinating towns and villages, including Anguillara Sabazia and Trevignano Romano on the shores of Lake Bracciano. The area is also rich in archaeological and cultural heritage, with ancient Etruscan sites, medieval villages and historic landscapes offering plenty of opportunities for day trips. Whether enjoying a lakeside lunch, exploring a picturesque old town or simply taking in the countryside, northern Lazio offers an appealing mix of experiences.

For a taste of Italy's capital, Rome is just 38 km away and can be easily reached by car. The Eternal City needs little introduction, with its extraordinary concentration of art, history and architecture, from the Colosseum and Roman Forum to the Pantheon, Trevi Fountain and Vatican City. After a day spent discovering Rome's iconic sights, guests can return to the peaceful countryside of Campagnano di Roma and enjoy the tranquillity of the villa.

Property 1768924562 is 54 km from Rome Ciampino Airport, 59 km from Rome Fiumicino Airport, and 152 km from Perugia San Francesco d'Assisi Airport. The villa is 4 km from Campagnano di Roma, 11 km from Formello, 17 km from Anguillara Sabazia, 20 km from Lake Bracciano, 22 km from Trevignano Romano, 25 km from Sutri, 28 km from Bracciano, 39 km from Rome, 39 km from Vatican City, and 52 km from Viterbo.

The Property
Set within a private estate surrounded by the lush countryside of Campagnano di Roma, just north of the Italian capital, Property 1768924562 is an ideal setting for family holidays, groups of friends, retreats, intimate private events and longer stays. Combining generous spaces with complete tranquillity, Property 1768924562 is a spacious country retreat comprising a main villa and a dépendance overlooking the pool, accommodating up to 12 guests in 6 double bedrooms (4 in the main house and 2 in the pool house).

The real heart of summer life at Villa Verde is outdoors. At the centre of the property is a large swimming pool, surrounded by greenery and peaceful countryside. Beside the pool stands an impressive pool house, creating a dedicated outdoor living area designed for long lunches, drinks, relaxed afternoons and entire days spent outside. The estate also offers extensive green spaces and quiet corners where guests can disconnect from the outside world and enjoy the beauty and privacy of their surroundings.

The main villa has a warm country-house character, with spacious communal areas on the ground floor designed to bring everyone together while ensuring there is ample room for guests to spread out.

Comfortable living areas, generous dining spaces, a fully equipped kitchen and a guest bathroom create an inviting environment for everything from relaxed breakfasts to family dinners. The interiors retain the authentic, relaxed atmosphere of an Italian countryside home rather than feeling overly formal.

Main House (4 Bedrooms):
The accommodation comprises six bedrooms, all with king-size beds and accompanied by six bathrooms. Four bedrooms are arranged throughout the main house: two are on the first floor (sharing a bathroom with a bathtub), while a further two can be reached by ascending a short flight of just five steps. Of these, one is a master bedroom with an en-suite bathroom featuring a bathtub, while the other has a separate bathroom with a bathtub, located just outside the bedroom.

Pool House (2 Bedrooms):
The remaining two bedrooms are conveniently located directly beside the swimming pool, offering a separate and particularly private sleeping area within the estate. Each bedroom features a king-size bed and its own en-suite bathroom, located within the room and equipped with a shower. Both bedrooms are also air-conditioned, providing a comfortable retreat during the warmer months. A discreet guardian lives in separate accommodation elsewhere within the estate, ensuring privacy for guests.

PHOTOS















































































