

REAL ESTATE VIA AURELIA ANTICA (RM)

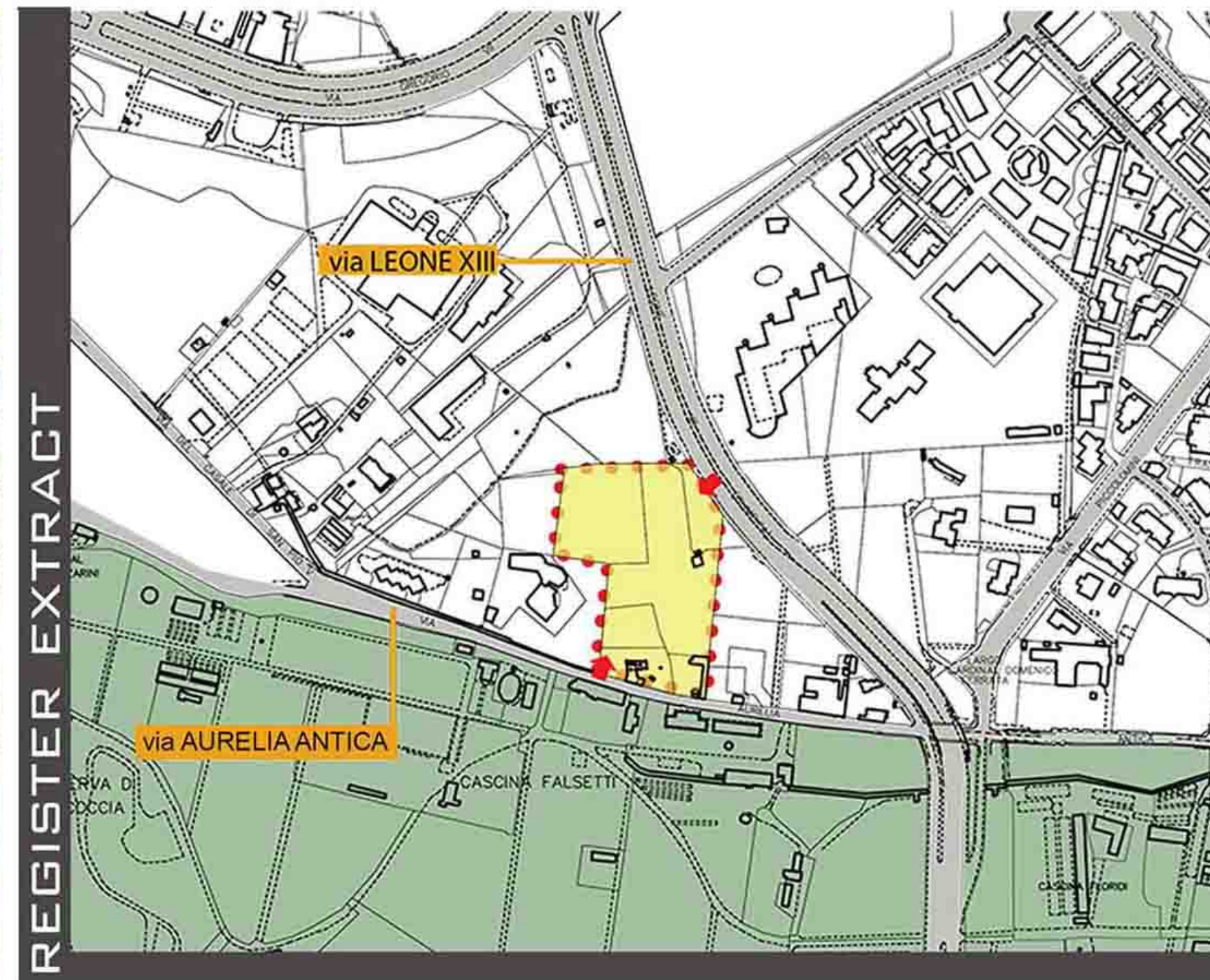
THE REAL ESTATE COMPLEX IS MADE UP BY AN AREA OF ABOUT 3 HECTARES OF GROUND, A PART OF IT IS AN ITALIAN STYLE GARDEN AND ON THE REST ARE TIMBER TREES. TWO DRIVEWAYS AND PEDESTRIAN ENTRANCES GIVE ACCESS TO THE PROPERTY BOTH ON VIA AURELIA ANTICA AND VIA LEONE XIII. TWO ANCIENT COUNTRY HOUSES ARE PART OF THE PROPERTY, THE MAIN ONE IS USED AS A RESIDENCE BUILDING AND IT IS STRUCTURED ON TWO LEVELS OF 350 GROSS SQUARE METRES; THE SECOND IS MOST RECENT AND DESIGNED TO BE A RESIDENCE AS WELL. THIS SECOND BUILDING IS JUST ON ONE LEVEL, FOR A GROSS AMOUNT OF 220 SQUARE METRES (130 M2 TO BE RENOVATED, A WAREHOUSE OF ABOUT 40 M2 AND A DEPENDANCE OF 50 M2). THE MAIN COUNTRY HOUSE OVERLOOKS ON THE ITALIAN STYLE GARDEN WHERE

AN OUTDOORS SWIMMING POOL (6X14ML) IS LOCATED, THERE YOU CAN FIND ALSO A FREE STANDING COLONNADE TO SEPARATE THE GARDEN FROM THE EQUIPPED GREEN GARDEN, THREE FOUNTAINS, A SMALL OPEN PAVILION, A FUNCTIONING WELL (THIS ONE FEEDS THE GARDEN IRRIGATION SYSTEM AND THE SWIMMING POOL) AND THE ENTRANCE TO THE CATACOMBS KNOWN AS "DEI DUE FELICI". THE PARK IS LOCATED ON DIFFERENT LEVELS. ON THE HIGHER LEVEL IS THE MAIN BUILDING, BEYOND THE GARDEN COPLANAR TO THE MAIN BUILDING, A WIDE GREEN AREA ON THE LOWER LEVEL IS DESIGNED TO BE EQUIPPED (IT IS ABOUT 700 M2), AND THERE LAYS A WIDE GAZEBO OF 192 M2.

DESCRIPTION AREA



AERIAL IMAGE



REGISTER EXTRACT



DRIVEWAYS A

DRIVEWAYS C

PEDESTRIAN B

GENERAL PLAN



LEGEND

- PERIMETER AREA
- ➔ DRIVEWAYS
- ▭ MAIN ROADS
- ▭ INTERNAL ROAD
- ▭ BUILDING AREA
- ▭ BUILDING
- ▭ ITALIAN STYLE GARDEN
- ▭ SWIMMING POOL
- ▭ EQUIPPED GARDEN
- ▭ PARK
- TREE

IMAGES



INTERNAL ROAD

PARK

EQUIPPED GARDEN

INTERIOR BUILDING

ITALIAN STYLE GARDEN

SWIMMING POOL

MAIN BUILDING

THE GROUND FLOOR, ABOUT 150 GROSS M2, IS MADE UP BY A DOUBLE WIDE ANGULAR SITTING ROOM, A KITCHEN-DINER WITH A VERANDA, A SERVICE ROOM WITH BATHROOM, A TOILET FOR THE GUESTS AND A CELLAR. THERE ARE TWO WIDE AND COVERED ARCADES TOO, ONE IS ON THE MAIN FRONT AND THE OTHER ON THE BACK OF THE BUILDING. AN OVAL-SHAPED STAIR CONNECTS THE TWO FLOORS. ON THE FIRST FLOOR, YOU CAN FIND A SITTING ROOM, A CORRIDOR AND THREE BEDROOMS, EACH OF THEM WITH ITS OWN BATHROOM. IN ONE BEDROOM THERE IS A FIREPLACE AND A TERRACE TOO. IT IS POSSIBLE TO REACH THIS FLOOR ALSO THROUGH AN OUTER STAIR SITUATED ON THE PAVED COURTYARD SET ON THE SOUTH-EAST PART OF THE BUILDING. THE COVERING IS A SLOPING PITCHED ROOF WITH TILES AND TERRACOTTA TILES (COPPI).



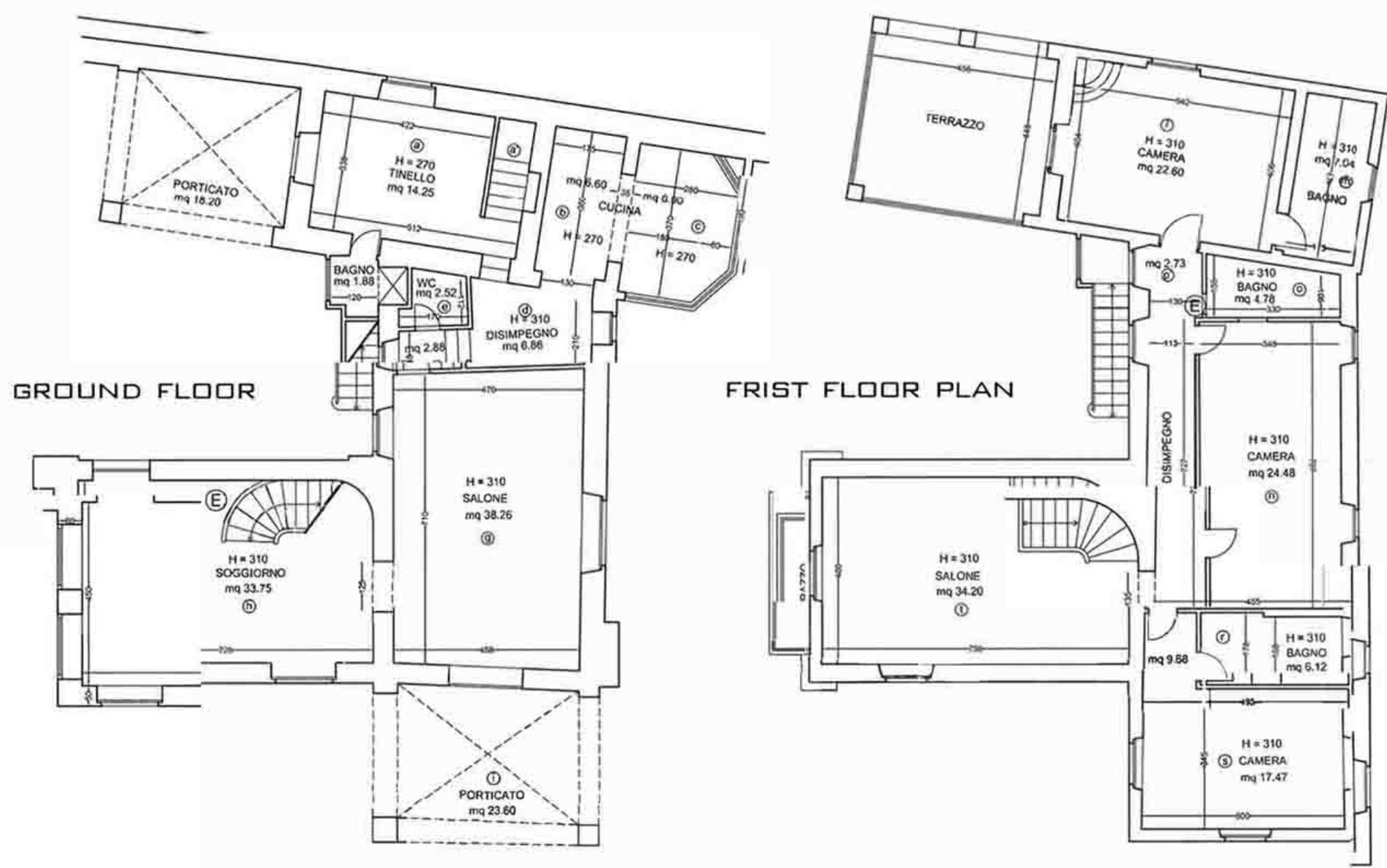
VIEW 1



VIEW 2



VIEW 3



GROUND FLOOR

FRIST FLOOR PLAN

SECONDARY BUILDING

THIS BUILDING, MORE RECENT THAN THE MAIN ONE, CONSISTS OF JUST ONE FLOOR. A PART OF IT HAS BEEN LATELY RENOVATED, WHILE THE REMAINING PART, ABOUT 130 GROSS M2, MUST BE RESTRUCTURED ACCORDING TO A PROJECT THAT HAS ALREADY BEEN AUTHORIZED BY THE LOCAL GOVERNMENT IN CHARGE: IT HAS BEEN DESIGNED WITH A WIDE LIVING ROOM IN THE CENTRE, THREE BEDROOMS WITH THEIR OWN BATHROOMS AND A KITCHEN-DINER. THE RENOVATED APARTMENT (50 M2) IS MADE UP BY A SITTING ROOM WITH A FIREPLACE AND AN ON SIGHT KITCHEN, A BATHROOM AND A BEDROOM WITH A LOFT. BETWEEN THESE TWO PARTS IS INCLUDED A WAREHOUSE OF ABOUT 40 M2. A COURTYARD PERTAINING TO THE BUILDING IS DELIMITED BY CITRUS TREES WHICH LEAD TO THE APARTMENTS. THE COVERING IS A SLOPING PITCHED ROOF WITH TILES AND TERRACOTTA TILES (COPPI).



VIEW 1



VIEW 2



BUILDING PLAN A

BUILDING PLAN B