

Luxury Eco Villa with Olive Estate Campagnano di Roma, Italy

Property Code: 04-186-326

Property Location:

Strada del Casalino, 35
(RM)
Campagnano di Roma, Italy

Amenities:

Bathrooms: 3.0
Bedrooms: 5
Surface: 250 M²



Description:

Exclusive Eco-Luxury Villa with Private Olive Grove – Campagnano di Roma

Nestled in the peaceful countryside surrounding Campagnano di Roma, this exceptional detached villa offers an extraordinary combination of contemporary comfort, environmental sustainability, and natural beauty. Surrounded by approximately 10,000 sqm of private land planted with centuries-old olive trees, the property enjoys a privileged panoramic position that ensures privacy and tranquility throughout the year.

Designed with particular attention to energy efficiency and environmental sustainability, the residence combines elegant architecture with advanced technological solutions, creating a sophisticated home that meets the highest modern living standards.

Arranged over two levels and presented in excellent condition, the villa offers spacious and bright interiors designed for comfortable family living.

The ground floor welcomes residents into a generous living room centered around an elegant fireplace, seamlessly connected to an open-plan kitchen that creates a warm and contemporary living environment. This level also accommodates three bedrooms, two bathrooms, two storage rooms, and direct access to the surrounding gardens, allowing indoor and outdoor living to blend naturally.

The fully above-ground lower level offers remarkable versatility, featuring an expansive recreation room, two additional bedrooms, a bathroom, a covered portico, and direct access to the garden, making it ideal for guests, extended family accommodation, wellness facilities, or leisure spaces.

The extensive private estate surrounding the villa creates an exceptional setting where mature olive trees and the natural landscape provide a timeless Mediterranean atmosphere and complete privacy.

Sustainable Living at the Highest Level

The property has been developed according to advanced environmental standards and incorporates state-of-the-art energy-efficient technologies, including:

Energy Class A4 certification

High-performance external thermal insulation system

Heat pump heating and cooling technology

Photovoltaic solar energy system

Triple-glazed high-performance windows providing exceptional thermal and acoustic insulation

These features ensure outstanding energy performance while significantly reducing environmental impact and operating costs.

Located in one of the most attractive countryside settings within easy reach of Rome, this remarkable residence offers the perfect balance between rural serenity and modern convenience.

A distinguished property that combines elegant architecture, sustainable technology, and expansive private grounds, creating an exceptional lifestyle opportunity for those seeking privacy, comfort, and refined living surrounded by nature.

VILLA INDIPENDENTE CON TERRENO-CAMPAGNANO

La Era Quality ha il piacere di proporre la Vendita di una villa unifamiliare di lusso con 10.000 mq di terreno con ulivi secolari, situata in una posizione panoramica e tranquilla.

La proprietà è stata progettata e realizzata con attenzione all'ambiente e all'efficienza energetica.

La villa, su due livelli, si presenta in ottimo stato ed è composta da :

-PIANO TERRA: ampio salone con camino, cucina a vista, tre camere due bagni, due ripostigli e giardino.

-PIANO S1: completamente sbancato e composto da ampia sala hobby, due camere, bagno, portico e giardino.

Caratteristiche:

Classe Energetica A4: alta efficienza energetica e basso impatto ambientale

Cappotto Termico: isolamento termico di alta qualità per ridurre i consumi energetici

Pompa di Calore: sistema di riscaldamento e raffreddamento ad alta efficienza

Pannelli Fotovoltaici: produzione di energia rinnovabile per ridurre la dipendenza dalla rete elettrica

Infissi con Tripli Vetri: alta efficienza termica e acustica.

Per ulteriori informazioni o per fissare un appuntamento per una visita, non esitare a contattarci.

SERVIZI PER IL CLIENTE:

? valutazione immobiliare scritta gratuita

? Vendita e/o locazioni di appartamenti, uffici, locali commerciali, box

? preparazione e stesura di contratti di locazione (liberi e/o transitori)

? preparazione e stesura di contratti preliminari di compravendita

? pubblicità capillare e mirata sui principali siti

?A.P.E. (attestato di prestazione energetica)

? clientela/investitori selezionata

? assistenza e consulenza in sede da parte di professionisti del settore (Notaio, Avvocato, Architetto)

Single Family Home,
Sale

599 000 EUR

www.eraeuropeic.com