

# Villa for sale in Castrocielo

## € 690.000

### Ref. AC99-149-1773



**230 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10**

#### "Villa Letizia"

In the heart of the most authentic Ciociaria, at the foot of Mount Asprano and Mount Cairo, in a dominant and panoramic position approximately 280 meters above sea level, stands this extraordinary residence immersed in over 11,000 square meters of private property.

A place where time seems to slow down, surrounded by greenery, tranquility, and a landscape that offers rare, evocative views every day.

From the villa, the view encompasses the entire Liri Valley, stretching towards the outlines of the Aurunci, Ausoni and Lepini mountains, and finally resting on the ancient Castle of the Counts of Aquino, witness to centuries of history and the birthplace of Saint Thomas Aquinas.

A setting of extraordinary beauty that makes this property not just a residence, but a place to live and cherish.

Its location is one of its most exclusive strengths: despite being immersed in the tranquility of the countryside, the villa is just a few minutes from the A1 motorway exit and is strategically located between Rome and Naples, both reachable in about an hour.

The Tyrrhenian coast and the mountains of the Abruzzo, Lazio, and Molise National Park are less than an hour away, offering the chance to experience the best of central Italy in every season.

The villa was designed and built with a precise philosophy: to create an authentic, elegant and long-lasting home.

The load-bearing structure in highly insulating honeycomb bricks and the reinforced concrete foundations guarantee

solidity and living comfort, while every finish reflects the passion for quality and the search for the finest materials. Crossing the solid chestnut wood entrance door, you are welcomed by warm and harmonious spaces, characterised by a refined interpretation of the rustic-elegant style.

The large living room is the heart of the home: a convivial space dominated by magnificent exposed chestnut beams, purlins, and terracotta tiles that recall the finest Tuscan architectural tradition. The fireplace, embellished with handcrafted Vesuvian stone, becomes the protagonist of winter evenings, creating an intimate and welcoming atmosphere.

The kitchen is a true masterpiece of craftsmanship. Built entirely of hand-crafted solid bricks, it features elegant walnut travertine countertops that complement the solid chestnut doors and drawers perfectly. What makes it truly unique are the splendid original Portuguese azulejos from the late 19th century that embellish the hood, creating a decorative element of rare beauty.

Every detail has been designed to combine functionality and aesthetics, transforming the kitchen into a space to be lived in daily and shared with family and friends.

Adjacent to the main spaces is a charming tavern with a second built-in kitchen, perfect for receptions, convivial dinners and moments of relaxation.

The spaces are completed by a convenient, fully equipped pantry and an elegant bedroom served by a bathroom of extraordinary charm, embellished with hand-painted Neapolitan tiles and a refined custom-made cabinet with a Rosa Portogallo marble top.

Ascending to the upper floor, a splendid staircase made of marine teak leads to the sleeping area. The hallway is enhanced by wainscoting and custom-made solid chestnut wardrobes, a testament to the attention to detail paid to every room in the home.

There are three bedrooms and two large bathrooms here.

Two bedrooms enjoy characteristic covered loggias with chestnut wood frames and terracotta tiles, facing south and immersed in the tranquility of the surrounding landscape.

The master suite features a private bathroom and offers a private and relaxing atmosphere, ideal as a personal retreat. The finishes represent one of the most distinctive aspects of the property.

Tagina porcelain stoneware floors from the Ascesi series, with their characteristic octagonal shape and engraved decorative inserts, give elegance and personality to spaces.

Internorm windows and doors from the prestigious Edition line combine the warmth of wood on the inside with the resistance of aluminium on the outside, guaranteeing excellent energy and acoustic performance.

The bathrooms, crafted with fine hand-painted ceramics in Olga Laperuta's Neapolitan workshops, are truly works of art. On the outside, the property expresses all its charm.

Over 500 square meters of paved terraces surround the villa, creating a natural extension of the interior spaces. Here you can organize dinners under the stars, enjoy sunsets over the valley, or simply relax immersed in the silence of nature.

The fenced garden surrounding the house is home to citrus trees, olive trees, oak trees, a mulberry tree, a quince tree, and a small vegetable garden, offering colors and scents that change with the seasons.

The remaining part of the property is occupied by a magnificent olive grove with around one hundred trees, some of which are centuries-old, which tell the story of the agricultural tradition of these lands and produce excellent quality olives.

The property also includes a laundry room with bathroom, a fully equipped workshop/storage room, a woodshed, a large covered car park, and a complete set of professional tools for maintaining the grounds and property.

Access is via an elegant private driveway with an automatic gate and video surveillance, while a modern alarm system ensures maximum security.

This villa represents a rare opportunity for those seeking a prestigious home immersed in nature, built with the highest quality standards and capable of offering an extraordinary quality of life.

A property that wins you over not through ostentation, but through authenticity, balance, and attention to detail. A place where every material, every space, and every view have been designed to create something unique and destined to last over time.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Features

Code: AC99-149-1773	Reason: Sale
Categoria: Villa	Address: Via Lestra Cafante, 14
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 230 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 10
State of Preservation: Excellent	Level: On two-levels

Heating: Heating	Parking: Carport
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Aluminum Frames	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	









