

## Villa for sale in Castrocielo

### € 925.000

### Ref. AC99-149-1711



**838 sq.m. | Bathrooms: 8 | Bedrooms: 6 | Rooms: 23**

#### "Villa Luigina"

In the authentic heart of Ciociaria, nestled between the green landscapes of the Liri Valley and the gentle slopes of Mount Cairo, lies Castrocielo, an elegant Lazio village rich in ancient history, pristine nature, and traditions that reflect the region's most authentic soul.

In this secluded and picturesque setting, precisely on Via Capodacqua-an area known for its picturesque lake of the same name and its tranquil, green atmosphere-is an exclusive property that will captivate you at first glance.

Nestled in a magnificent, fully fenced private park of approximately 10,000 square meters, this extraordinary villa is a truly prestigious residence, where elegance, refinement, and architectural charm blend in perfect harmony.

Built in the 1970s based on a design by a renowned Roman architect, the property still retains the distinctive character of the period's prestigious residences, reinterpreted in a timeless key.

The villa, spread over two levels plus a basement for a total surface area of approximately 838 square meters, welcomes guests with spacious, bright, and scenic spaces, designed to offer maximum living comfort while also providing ideal spaces for socializing, receptions, and exclusive occasions.

Every area of the home is embellished with exquisite details: the authentic Provençal terracotta floors exude warmth and personality, the hand-painted Vietri ceramics showcase Italian artistic tradition with artisanal elegance, while the spectacular peperino and Provençal terracotta staircase becomes a striking architectural feature, enhancing the entire residence.

Outside, the private park offers an oasis of absolute privacy, where the mature greenery and wide open spaces allow you to experience the property as a truly exclusive resort.

The undisputed star of the outdoor spaces is the splendid swimming pool, perfectly integrated into the landscape and complemented by a refined bar area, ideal for relaxing moments, sunset aperitifs, and unforgettable summer evenings with guests and friends.

This residence is not just a villa, but a place designed for those who wish to experience the beauty of tranquility without sacrificing prestige, grandeur, and architectural quality, in one of the most charming and authentic areas of the province of Frosinone, easily connected to the main routes between Rome and Naples.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** F

## Features

Code: AC99-149-1711	Reason: Sale
Categoria: Villa	Address: Via Capodacqua, snc
Zip Code: 3030	Municipality: Castrocielo
Total Square Meters: 838 sq.m.	Bedrooms: 6
Bathrooms: 8	Rooms: 23
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1970	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Double
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Shower

## 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















