



## Property 10319



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

**Number of beds:** 10

**Bedrooms:** 4

# NEARBIES

Latina 27,8 km Roma 94,4 km Roma Ciampino Airport 99,6 km Roma Fiumicino Airport 107 km

## FEATURES

- 4 Bedrooms (for 10 pax)
- 4 Bathrooms
- 1 Staff bedrooms with bathroom(on request)
- Air conditioning and Heating in all the bedrooms
- Private swimming pool (10 m. x 4 m.) with sun-beds and external shower
- 2800 sq. m. garden with comfortable sofas, shaded dining table and chairs
- Porch with barbecue and pizza oven
- Equipped kitchen
- Terrace
- Fireplace
- TV Sat and DVD
- Internet wifi connection
- Washing Machine and dishwasher
- Football table
- Covered parking for 4 cars
- Chef service upon request
- Beach club service upon request
- Tennis club upon request
- Horseback riding - along the beach - upon request
- Sandy Beach about 1,5km



# DESCRIPTION

## ***Property 10319 – Sabaudia – Latium***

***4 Bedrooms (3 double/twin, 1 Attic) – Pool***

The property is situated in a residential area of Sabaudia an hour and a half south of Rome. It is located just a few minutes walk or bike ride (about 1,5 km) from a 20 Km long stretch of white sandy beach.

Sabaudia is situated along the Tyrrhenian coast to the south of Rome, between Anzio and Terracina, it is fully immersed in the Circeo National Park that stretches for about 8.500 hectares over the province of Latina. The Parco del Circeo was established in 1934 to protect a rich group of typical foliage and fauna of the area. The Park can be easily accessed by several roads, and it is traversed by a few public roads as well as local small roads connecting the various estates within. You will also find several suggestive bicycle paths, pedestrian paths and some more challenging hiking paths.

Sabaudia, a new and fascinating town, is surrounded by unspoiled natural attractions, breathtaking views and numerous lawns and gardens, and therefore explains its nickname: "the garden town". Situated in the heart of the Circeo National Park, Sabaudia is a peculiar and singular example of successful cohabitation between nature and constructed landscape. Four lakes nurture the rich vegetation along 23 km of coastal dunes contributing to the allure of this area. Sabaudia has become an important tourist interest thanks to its splendid architecture, breathtaking landscapes, and a renowned seaside resort. Even though it is a young town, Sabaudia offers the possibility of visiting fascinating historical sites nearby including prehistoric and Roman remains.

Points of interest for day trips: Priverno Fossanova's Abbey, Ninfa's Gardens, Pontine's Island, Terracina, Gaeta, Sperlonga, Mount Cassino Abbey, Sermoneta, Rome, Naples.

Property 10319 is located just 800 m. to the center of town and even closer to the main shops. Lake di Paola is just 500 m. away and just beyond you will find the beginning of the white sandy beaches. Restaurants too are just a stone throw away while supermarkets and a larger shopping area can be found just two minutes away by car. That said, the estate lies in a peaceful area of the park fully surround by greenery and trees, guaranteeing its residents full peace and privacy.

Property 10319 can accommodate up to 10 guests in 4 bedrooms (+ a staff bedroom with its own bath available in addition on request), each equipped with air conditioning. It has 4 bathrooms, a large living room, a dining room, a porch, a kitchen and a big terrace.

Layout. The villa is situated on 2 floors:

GROUND FLOOR. Living Room, Kitchen, two double bedrooms with ensuite bathrooms and one twin bedroom with a third bathroom in the hall.

FIRST FLOOR. Attic open space with 4/5 beds a bathroom and a large terrace.

EXTERNAL. 2,800 sq. m. garden furnished with comfortable sofas, shaded dining table and chairs, barbecue area and pizza oven. Private pool with sun beds and external shower, covered parking for 4 automobiles. Small dependance with bunk beds and bathroom (available upon request).



PHOTOS





















