



## Villa & Studio For Sale in Anzio Rome



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Niall Madden  |
| Nome della ditta: | Esales Property Limited   |
| Nazione:          | United Kingdom  |
| Experience since: | 2002  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefono:         |   |
| Languages:        | English   |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 379,000 |

### Posizione

|             |                 |
|-------------|-----------------|
| Nazione:    | Italia          |
| Indirizzo:  | Via delle Ninfe |
| Cap:        | 00042           |
| Pubblicato: | 11/07/2024      |

Descrizione:

Villa & Studio For Sale in Anzio Rome Italy

Esales Property ID: es5554228

Property Location

Via delle Ninfe 25

Anzio

Rome

00042

Italy



## Property Details

### Own a Piece of Paradise: A Seaside Villa Awaits in Anzio, Italy

Nestled on the Lazio coast, bathed in sunshine and steeped in history, lies the charming town of Anzio. Here, amidst the vibrant energy of this Italian gem, awaits a unique opportunity to own a captivating villa – your very own haven by the sea. This detached property, nestled in a triangular plot of land, offers a captivating blend of comfort, privacy, and endless possibilities, perfect for creating a life infused with Italian charm.

#### Immerse Yourself in Tranquility:

As you approach the villa, a sense of tranquility washes over you. The triangular plot offers a unique layout, maximizing the space and creating a private oasis just steps from the bustling heart of Anzio. Surrounding gardens, meticulously maintained, beckon you to explore hidden nooks and bask in the warmth of the Italian sun. Catch a glimpse of the sparkling Mediterranean Sea peeking through the lush greenery, a constant reminder of the seaside paradise that awaits.

#### A Haven for Relaxation and Entertainment:

Step inside the villa and be greeted by a haven of light and airy living. The open-plan living room and kitchen area embodies the essence of Italian conviviality. Imagine whipping up delicious meals in the well-equipped kitchen while loved ones gather around, sharing stories and laughter. French windows bathe the space in natural light and offer seamless access to a charming terrace, creating an ideal indoor-outdoor flow. Picture yourself on this terrace, savoring a glass of local wine as you admire the beauty of the garden and the captivating sea view stretching before you.

#### Unwind in Style:

The villa boasts two spacious and inviting bedrooms, each with its own private bathroom, ensuring the utmost privacy and comfort for you and your guests. The first bedroom is a haven for relaxation. Unwind after a day of exploration in the luxurious comfort of a king-sized bed. A spacious walk-in wardrobe provides ample storage for all your belongings, ensuring a clutter-free sanctuary. The second bedroom offers a touch of versatility. Let the cool air conditioning keep you refreshed on balmy summer nights. A unique mezzanine level with a proper staircase provides additional sleeping quarters, perfect for children or visiting guests. The space below the mezzanine creates a delightfully cozy nook, ideal for a reading corner, a home office, or even an additional sleeping area.

#### Embrace the Potential:

The villa's potential extends beyond its existing charm. Outside, in the heart of the garden, lies a converted garage – a hidden gem waiting to be discovered. This space boasts a bedroom, air conditioning, and a private bathroom, making it the perfect guest suite or a private studio for creative pursuits.

#### Unlock a World of Possibilities:



Beneath the villa itself lies a world of untapped potential. This expansive space awaits transformation. Imagine converting it into additional bedrooms, creating the perfect haven for a growing family or hosting visitors in style. Alternatively, transform this space into a spacious garage, providing secure parking for your vehicles.

### A Gateway to Exploration:

The villa's location offers the best of both worlds: a peaceful retreat and easy access to the vibrant energy of Anzio. Venture beyond the private haven of your garden and explore the charming town with its narrow alleys lined with brightly colored houses and inviting cafes. Immerse yourself in the rich history of Anzio, from the ruins of Emperor Nero's grand villa to poignant reminders of World War II. Indulge in fresh seafood at a waterfront restaurant or lose yourself in the local markets brimming with colorful produce and handcrafted treasures.

### Seaside Bliss Awaits:

Just a short distance away, Lido di Anzio, the town's main beach, beckons with its pristine golden sand and refreshing turquoise waters. Spend lazy days building sandcastles and splashing in the waves with loved ones. For the adventurous, water sports like kayaking or windsurfing offer a thrilling way to experience the beauty of the Mediterranean Sea from a different perspective.

### Anzio: Where History Meets Hospitality:

Anzio's charm lies not just in its beauty but also in its welcoming atmosphere. In the evenings, lively piazzas come alive with the sounds of laughter and music. Local trattorias tempt with the aroma of authentic Italian cuisine, inviting you to savor fresh, local fare in a warm and inviting setting. This is a place to embrace the laid-back Italian lifestyle, where time seems to slow down and every moment is an invitation to relax, connect, and explore.

### The Perfect Canvas for Your Italian Dream:

This detached villa in Anzio is more than just a property; it's a blank canvas waiting for you to paint your Italian dream. Imagine waking up to the gentle sound of the waves, spending sun-soaked days exploring the coast, and evenings filled with laughter, delicious food, and warm Italian hospitality.

## ABOUT THE AREA

### Anzio: A Seaside Escape Steeped in History, a Stone's Throw from Rome

Anzio, a charming coastal town nestled on the Lazio coast of Italy, offers a captivating blend of history, seaside bliss, and proximity to the Eternal City, Rome. Just 51 kilometers south of the bustling metropolis, Anzio provides the perfect escape for those seeking relaxation on sun-drenched beaches or a historical adventure within easy reach.



Anzio's past is as rich as the stories whispered by the Mediterranean Sea lapping at its shores. Originally known as Antium, the town was a favored retreat for Roman emperors, with Emperor Nero even being born here. Ruins of his grand villa still stand along the low cliffs, offering a glimpse into the town's illustrious past. During World War II, Anzio became a pivotal landing site for Allied forces, forever etching its name in history. Museums dedicated to the landings offer a poignant reminder of the town's wartime significance.

Beyond its historical significance, Anzio is a haven for beach lovers. Lido di Anzio, the town's main beach, stretches for miles, offering pristine golden sand and refreshing turquoise waters. Families can spend lazy days building sandcastles and splashing in the gentle waves, while water sports enthusiasts can indulge in activities like kayaking or windsurfing. Anzio's harbor bustles with fishing activity, contributing to the town's fresh seafood scene. Quaint waterfront restaurants offer delicious dishes made with the day's catch, allowing you to savor the bounty of the sea with breathtaking views.

Anzio's charm extends beyond its beaches and historical sites. Wander through the narrow alleys of the old town, where brightly colored houses and charming cafes create a picturesque atmosphere. Explore local markets brimming with fresh produce and handcrafted souvenirs. In the evenings, the town comes alive with the sounds of laughter emanating from lively piazzas, while local trattorias tempt with the aroma of authentic Italian cuisine. Anzio is a place to soak up the laid-back Italian lifestyle, where time seems to slow down and every moment invites relaxation and exploration.

#### MAiN FEATURES:

- \* 156m<sup>2</sup> of living space
- \* 154m<sup>2</sup> plot
- \* 3 Bedrooms between both dwellings
- \* 3 Bathrooms between both dwellings
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Comune**

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 3      |
| Finito piedi quadrati: | 156 mq |

#### **Lease terms**

Date Available:



## Informazioni aggiuntive

Virtual tour URL:

[https://www.youtube.com/embed/nZBjmH3ilcA?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/nZBjmH3ilcA?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID:

IX5.905.326

