



# VILLA "LA CONTESSA"


## Exclusive Rome Villa for Sale


Welcome to Villa "La Contessa," an enchanting sanctuary nestled in the heart of Rome. This dream property offers a tranquil escape from the bustling city life, providing a haven of peace and serenity. The villa is designed to harmoniously blend luxurious family living with the splendour of breath-taking gardens. With every step, you'll find yourself immersed in an atmosphere of elegance and comfort, creating unforgettable memories for you and your loved ones. Steeped in history and intricately connected to the Vatican, this remarkable property complex is a treasure trove of significance. Its prestigious location lies just moments away from the awe-inspiring St. Peter's Basilica, a testament to its extraordinary proximity to one of the world's most revered landmarks. The estate spans an expansive 3 hectares (30,000 sq m) of land, offering a vast and prestigious domain that leaves no doubt about the exclusivity and grandeur of this unique property.



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We welcome inquiries from serious buyers only



[dreampropertyrome.com](http://dreampropertyrome.com)



Comprising of two residential properties

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## UNPARALLELED SENSE OF ELEGANCE

Comprising of two residential properties, each with its own distinctive charm, including an attached warehouse and outbuilding, Villa "La Contessa" exudes elegance at every turn. The estate boasts two gardens, a meticulously manicured lawn garden and an Italian-style masterpiece, a delightful outdoor swimming pool, a free-standing colonnade, three graceful fountains, a charming open pavilion, a fully functional well, and a grand gazebo.

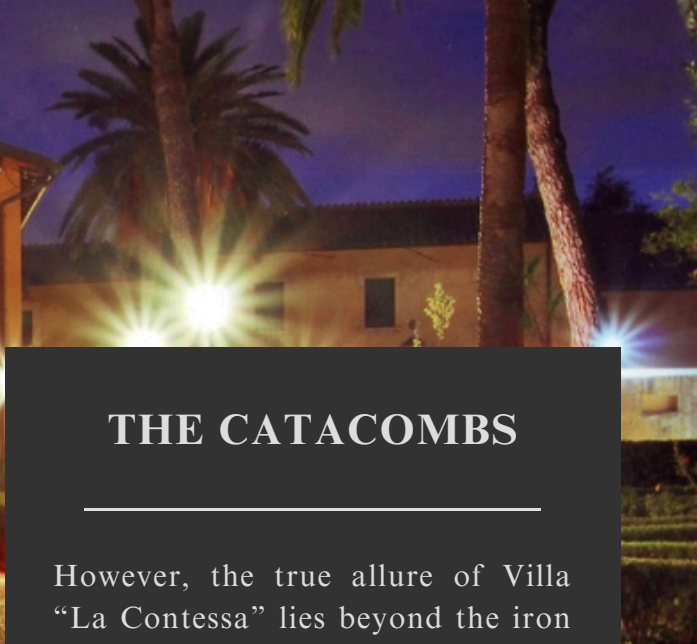
## HIGHLIGHTS

### LIFESTYLE LOCATION

- Access from [Via Aurelia Antica](#)
- Access from Via Leone XIII
- Close to Vatican City
- Close to St. Peter's Basilica
- Close to Villa Doria Pamphilj
- Close to San Pancrazio
- Close to Villa Carpegna
- Close to Villa Corsini
- Close to Villa Lante al Gianicolo
- Close to Fontana dell'Acqua Paola
- 192 sq m gazebo
- Exquisite Italian garden
- Outdoor swimming pool
- Located in the heart of Rome
- Minutes away from designer shops and restaurants

VILLA "LA CONTESSA" - FOR SALE BY OWNER





## THE CATACOMBS

However, the true allure of Villa "La Contessa" lies beyond the iron cast gate, concealing a secret of immense historical significance, the catacombs known as 'Dei Due Felici,' where the remains of two former Popes rest. The keys to this gate are safeguarded by the esteemed archaeological team at the Vatican, underscoring the profound connection this estate shares with Rome's illustrious past.

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# Villa "La Contessa"

In the rich history of the papacy, numerous influential figures have graced the Holy See. Among them, two Popes named Felix stand out for their contributions to the Catholic Church and their enduring legacies. Pope Felix I and Pope Felix II, commonly referred to as the 'Two Feliks,' played pivotal roles during their papacies and left indelible marks on the Church's history.



Body text: this is the descriptive text, where practically all the information is entered. It helps us to create a visual image of a product or service. It is usually persuasive enough to encourage the reader to generate an action.

### Get in touch

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## HIGHLY COVETED ADDRESS

Access to Villa "La Contessa" is granted via two driveways, each with its own pedestrian entrance, from the highly coveted addresses of Via Aurelia Antica and Via Leone XIII.

### VIA AURELIA ANTICA

Nestled amidst the eternal city of Rome lies a street that embodies centuries of history, charm, and undeniable allure. Via Aurelia Antica, a thoroughfare that traces its roots back to ancient times, has retained its significance through the ages. Today, it stands as a sought-after address, attracting residents and visitors alike with its rich historical tapestry and captivating ambiance.

Located in the western part of Rome, Via Aurelia Antica maintains its historical significance while offering a prime residential location in the modern city. The street spans from the district of Gianicolense to the Aurelio neighbourhood, offering a mix of residential buildings, lush green spaces, and a sense of tranquillity rarely found in a bustling metropolis.

Strolling down this iconic street, one encounters a blend of architectural styles, ranging from elegant villas with well-manicured gardens to modern apartment complexes. The picturesque surroundings, including the lush Villa Doria Pamphili park, add to the desirability of the area. The proximity to essential amenities, educational institutions, and convenient transportation options further enhance its appeal.







## MAIN BUILDING

The ground floor of the building spans approximately 150 square meters and consists of several well-designed spaces. It includes a spacious and uniquely shaped living room, a kitchen diner with a veranda, a utility room with a bathroom, a guest toilet, and a cellar. Additionally, there are two expansive covered arcades, one at the front and another at the back of the building. Connecting the two floors is an elegant oval-shaped staircase designed by renowned architect Marcello Piacentini.

Moving up to the first floor, you will find a comfortable sitting room, a corridor, and three bedrooms, each accompanied by its own bathroom. One of the bedrooms boasts a fireplace and a terrace, providing a cozy and scenic atmosphere. Access to this floor is also available through an exterior staircase located in the paved courtyard on the southeast side of the building. The roof of the structure is inclined and covered with tiles and terracotta COPPI, giving it a charming and traditional appearance.

## SECONDARY BUILDING

This single-story building, more recent than the main structure, has undergone recent renovations in a portion of its space. However, the remaining part, measuring approximately 130 square meters, requires restructuring as per an authorised project by the local government. The design features a spacious central living room, three bedrooms each with its own bathroom, and a kitchen-diner.

The renovated section of the building, covering an area of 50 square meters, comprises a cozy sitting room with a fireplace and an open-plan kitchen. It also includes a bathroom and a bedroom with a loft. Connecting these two sections is a 40-square-meter warehouse. Access to the apartments is facilitated by a courtyard adorned with citrus trees. The roof of the building is characterised by a sloping pitch and is adorned with tiles and terracotta COPPI, adding to its aesthetic appeal.

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# A HAVEN OF SERENITY



## History

Situated just a short stroll away from Vatican City, Villa “La Contessa” is an exquisite Italian manor nestled on the breath-taking grounds of the renowned via Aurelia Antica. This extraordinary estate holds not only stunning natural beauty but also significant historical ties to the Vatican.

## Italy’s elite

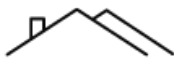
The villa’s prime location in a prestigious district of Rome, highly sought after by ambassadors, coupled with its enchanting allure, has long captivated Italy’s elite. Its captivating history dates back to the 19th century when a distinguished gentleman named Ettore Franceschini established a prosperous family enterprise. The Franceschini brand swiftly became synonymous with affluence. Their luxurious stores in Largo Goldoni and Via Del Corso became a haven for those seeking fashionable attire imported from France and England, ensuring they would stand out at Rome’s most glamorous social gatherings.

## Life of luxury in Rome

Cesare and his wife, Adriana, lived a life of luxury in Rome, but they also cherished nature. Consequently, they embarked on the renovation of the seventeenth-century property, transforming it into the splendid Villa “La Contessa” that exists today. It became a serene rural oasis just on the outskirts of Rome, where they hosted grand parties and balls for their friends, played tennis, and indulged in horseback riding. Their love for horses led to the establishment of stables and garages for Cesare’s impressive collection of vintage carriages within the three-hectare estate.

## Exquisite Italian garden

As Rome expanded over the years, the once-sprawling country estate found itself enveloped by the growing capital. It gradually evolved into a luxurious residence at the heart of the city. In 1947, Cesare and Adriana enlisted their friend, the renowned architect Marcello Piacentini, to design an exquisite Italian garden that remains a focal point of the property, adorning the picturesque surroundings of the swimming pool. Piacentini also oversaw the renovation of the villa, leaving his mark with the masterpiece of an architectural gem—a spiral staircase gracing the main house.



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