

Country House Castello Ducale is located in the **Roman countryside** and enjoys an excellent panoramic position, opposite to a valley where stands the Monte Soratte that at nightfall viewer also becomes beautiful sunsets.

The land of the property is approximately **10,000 square meters** and behind the house extends an oak wood that frames an olive grove together with numerous fruit trees throughout which - during the seasons - offer excellent genuine products.

The country house has a porch of 150 square meters where there is also a barbecue and at a short walking distance from the villa there's the swimming pool (mts 5×10 depth.1/2.20) with Roman steps, surrounded by **olive trees and rocks**.

From the pool you can enjoy a great unique views, especially at the sunset.

The Villa has **4 bedrooms** (3 double beds, 1 double beds with en-suite bathroom) - all with air conditioning - and 3 bathrooms.

Ground floor:

living/dining room with a large stone fireplace, sofa, TV and table for 10 people; kitchen (stove, fridge and freezer as well as a dishwasher); bathroom with shower. Exit to the veranda with table, chairs and garden.

First floor:

3 double bedrooms and 1 double bedroom with en-suite bathroom, bathroom with bathtub. Gallery with window and double sofa-bed.

CLOSEST AIRPORTS:

Rome Fiumicino 30 Km

Rome Ciampino 50 Km

Perugia "San Francesco d'Assisi" 105 km

Places of interest in the surroundings (1 hours driving time max):

Bracciano lake, for those who love windsurfing, paragliding, and canoeing

Ruins of Lucus Feroniae, interesting Etruscan archaeological site

Viterbo, the city of the Popes

Calcata, charming medieval village immersed in the regional park of Treja Valley

The Farfa Abbey, a medieval monastery with a fascinating history dating back 1500 years.