

**touristic**  
**€ 1.900.000**  
**Ref. AC99-149-1372**



**1.000 sq.m | Bathrooms: 13 | Bedrooms: 11 | Rooms: 25**

"Ezra Estate"

In Pontecorvo, located in the splendid Liri Valley, overlooking the magnificent Ausoni mountains and immersed in the evocative Aurunci National Park, we offer for sale a charming farmhouse-SPA, a true jewel: TENUTA ESDRA.

The luxury estate extends over an area of approximately 1000 m2 and offers a 360-degree experience that redefines the concept of holiday, thanks to its strategic position just 30 km from the beautiful seaside resort of Sperlonga, one of the pearls of Italy , and just 60 minutes away from Rome and Naples.

Immersed in a dream landscape, Tenuta Esdra offers 11 rooms carefully furnished in every detail, guaranteeing an unforgettable stay for every guest.

All rooms stand out for their elegant and refined style, offering comfort and relaxation in a modern and enveloping atmosphere.

This charming farmhouse offers a wide range of complementary services for its guests.

You can taste a refreshing cocktail by the pool, enjoy a relaxing massage or a regenerating SPA treatment.

The Agri Gourmet restaurant will delight you with its delicious dishes, which use fresh and local products (0km), offering a unique and authentic culinary experience.

You can delight yourself with a fresh and tasty salad on the veranda or by the pool, immersing yourself in the beauty of the surrounding nature, or walk in the green park breathing clean air.

The estate adapts to the needs of each guest.

Couples can experience moments of pure well-being with personalized massages, a romantic cocktail at sunset or an intimate candlelit dinner.

Children will be entertained by a professional entertainer, allowing parents to enjoy their stay in complete tranquility. The estate enjoys a private park of around 8 hectares, ideal for sports lovers who will be able to train on trekking and mountain bike routes, or take part in training activities in the open air and in the estate's woods (outdoor yoga ). The property offers a unique experience in the heart of the wonderful Liri Valley, with its strategic location, its luxury services and its attention to detail. Here you can experience an unforgettable stay between relaxation, nature and good food. For information call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** C

## Property Informations

<b>Address:</b> Contrada Sant'Esdra	<b>Zip Code:</b> 3037
<b>Bedrooms:</b> 11	<b>Bathrooms:</b> 13
<b>Rooms:</b> 25	<b>State of Preservation:</b> Excellent
<b>Level:</b> Buildings	<b>Total Floor:</b> 3
<b>Parking:</b> Carport	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 80.000 sq.m
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Double

## Features

Terrace	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar	Fastweb Coverage	Fireplace
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Jacuzzi	Shower
Aluminum Frames	Predisposition for Alarm	Safe-Deposit Box

## 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
Municipal Offices			





**Alfano Real Estate S.r.l.**

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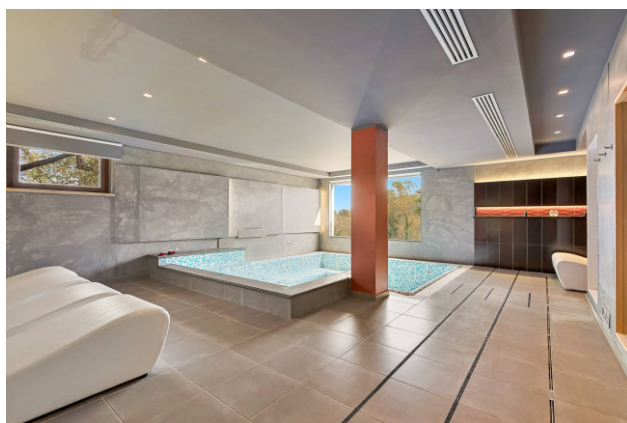
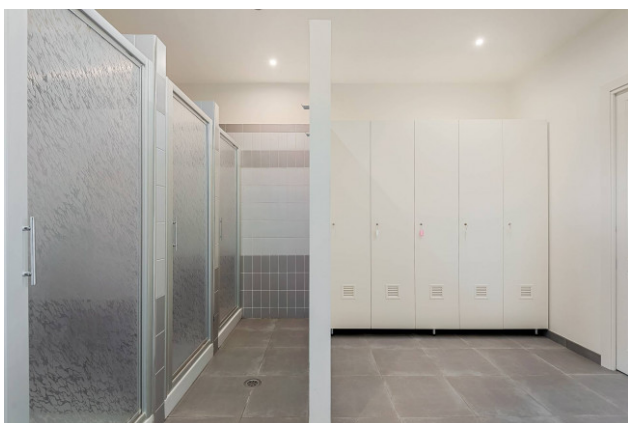
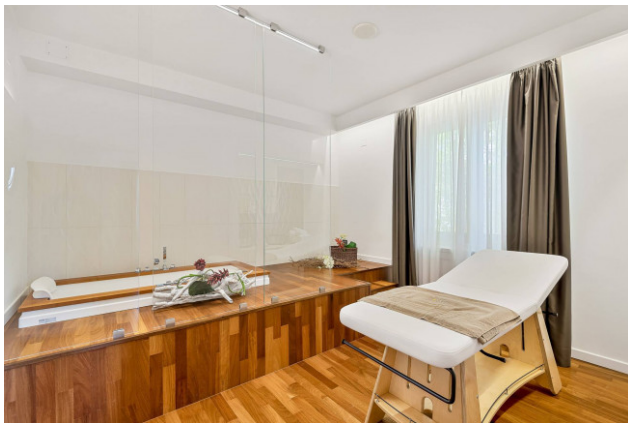




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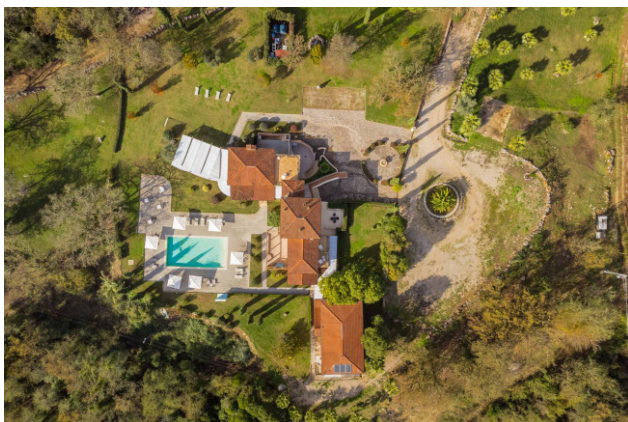
















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