



Ref. 872 – **VILLA ORSEOLA**

Price: **€ 16,000,000**

BEAUTIFUL LUXURY VILLA WITH POOL FOR SALE IN POSITANO, AMALFI COAST

Positano – Salerno – Campania

www.romolini.co.uk/en/872



Interiors
500 sqm

Bedrooms
12

Beds
Up to 24

Bathrooms
19

Gardens
1,000 sqm

Swimming pool
7 x 4 m

In the oldest part of Positano, slightly above the historical centre, near an antique church, ancient villa enjoying a beautiful panoramic view of the Amalfi coast and Capri. This aristocratic property (12 bedrooms in total, many with direct sea view) was originally built in 1741 on the ruins of Roman construction and has been recently carefully restored to a high standard and keeping its original magnificent distinctive features.



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SUMMARY OF THE PROPERTY

REFERENCE #: 872 – VILLA ORSEOLA

TYPE: luxury villa with pool and garden

CONDITIONS: luxury finishes

LOCATION: panoramic, overlooking the sea

ACCESS: on foot

INTERIORS: 500 square meters (5,382 square feet)

TOTAL ROOMS: 50

BEDROOMS: 12

BEDS: up to 24

BATHROOMS: 19

MAIN FEATURES: historic building, panoramic terrace overlooking the sea, terracotta flooring, painted ceilings, original 18th.century frescoes, arches, air conditioning, ample garden for events, access on foot through a charming staircase on the cliff of Positano

LAND: 1,350 square meters (14,526 square feet)

GARDEN: 1,000 square meters (10,760 square feet)

SWIMMING POOL: 7 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Positano (5' on foot), Sorrento (15km; 20'), Amalfi (17km; 20'), Ravello (24km; 30'), Capri (40' via mare), Pompeii (27km; 40'), Vietri (37km; 45'), Naples (54km; 1h)

CLOSEST AIRPORTS

Napoli Capodichino (54km; 1h 5'), Roma Ciampino (254km; 3h), Roma Fiumicino (285km; 3h 15')



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VILLA ORSEOLA

In the oldest part of **Positano**, slightly above the historical centre, near an antique church, we find this **ancient villa** (12 bedrooms and 19 bathrooms) enjoying a beautiful panoramic view of the **Amalfi coast** and Capri.

The property is set in a prestigious area, just five minutes from the historic center of Positano and the **sea**, and allows easily reaching several towns and cities of the region, among which we must cite Sorrento, Amalfi, Ravello, the isle of Capri (reached by boat in 40'), the incredible Roman city of Pompeii, Vietri and Naples.

The best airports are Naples (54km; 1h 5') and Rome (254km; 3h).

DESCRIPTION OF THE BUILDING

The **villa** (500 sqm – 5,382 sqft, 12 bedrooms and 19 bathrooms) is set on four floors and is composed as follows.

- **Basement**: four suites with bathroom, terraces and porch.
- **Ground floor**: dining room, kitchen with pantry and spacious living room with TV corner and library. The main entrance is set on this floor, from the Mediterranean garden full of bougainvilleas, lemon and orange trees.
- **First floor**: four big suites with bathroom decorated with original Neapolitan ceramic mosaics dating back to the 18th century. All the bedrooms are equipped with large bathrooms and large terraces with all the comforts and amenities one would expect from a villa of this grandeur in Positano.
- **Second floor**: two suites (each with two bedrooms and two bathrooms). From the central landing one can also exit onto the two terraces at the back of the building.

The house is full of **terraces with pergolas and loggias** (350 sqm) and lush gardens (1,000 sqm) with a spectacular view on the beach of Positano.

STATE AND FINISHES

This aristocratic property was originally built in 1741 on the ruins of Roman construction and has been recently carefully restored to a high standard and keeping its original magnificent distinctive features. The current owners have lovingly recovered the original Neapolitan paintings and decorated the house with antique high quality furniture.

EXTERIORS

The villa also features a beautiful 1,000-sqm garden with many species of flowers, lemon and orange trees which are used by the owners to produce excellent marmelades for their guests. From the garden one can also enjoy a breathtaking view over the colored historic center of Positano, located just slightly below along the cliff.



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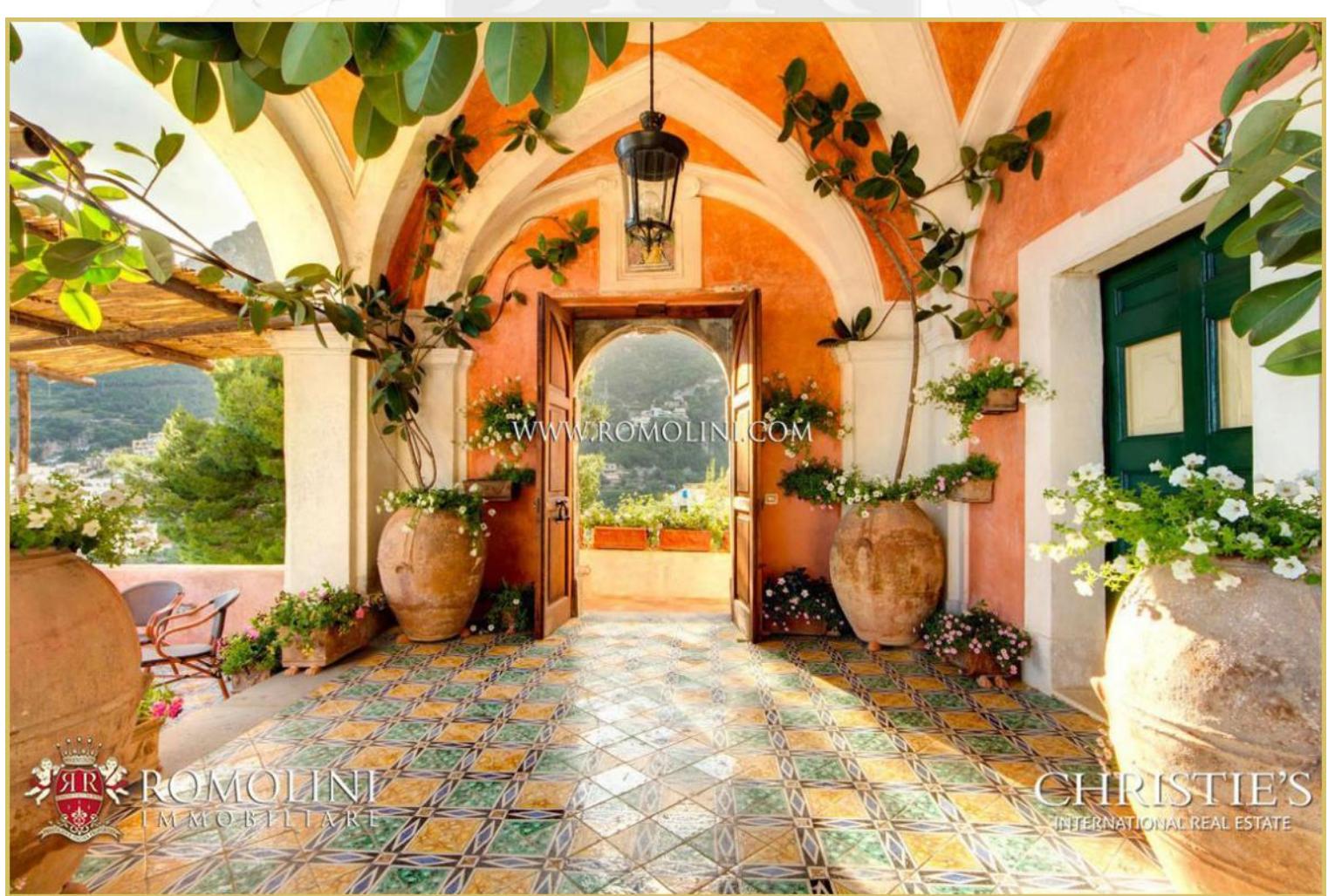




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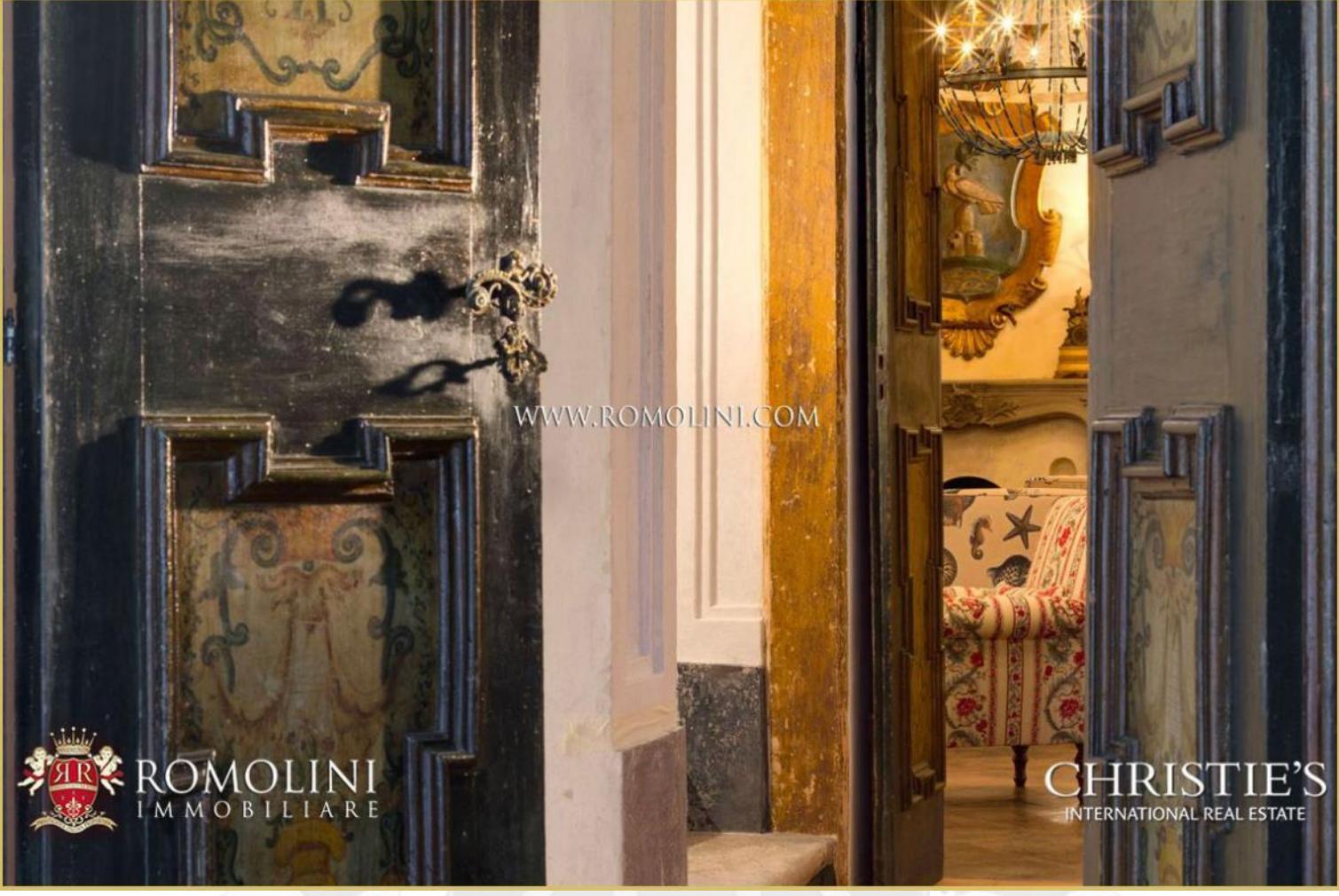
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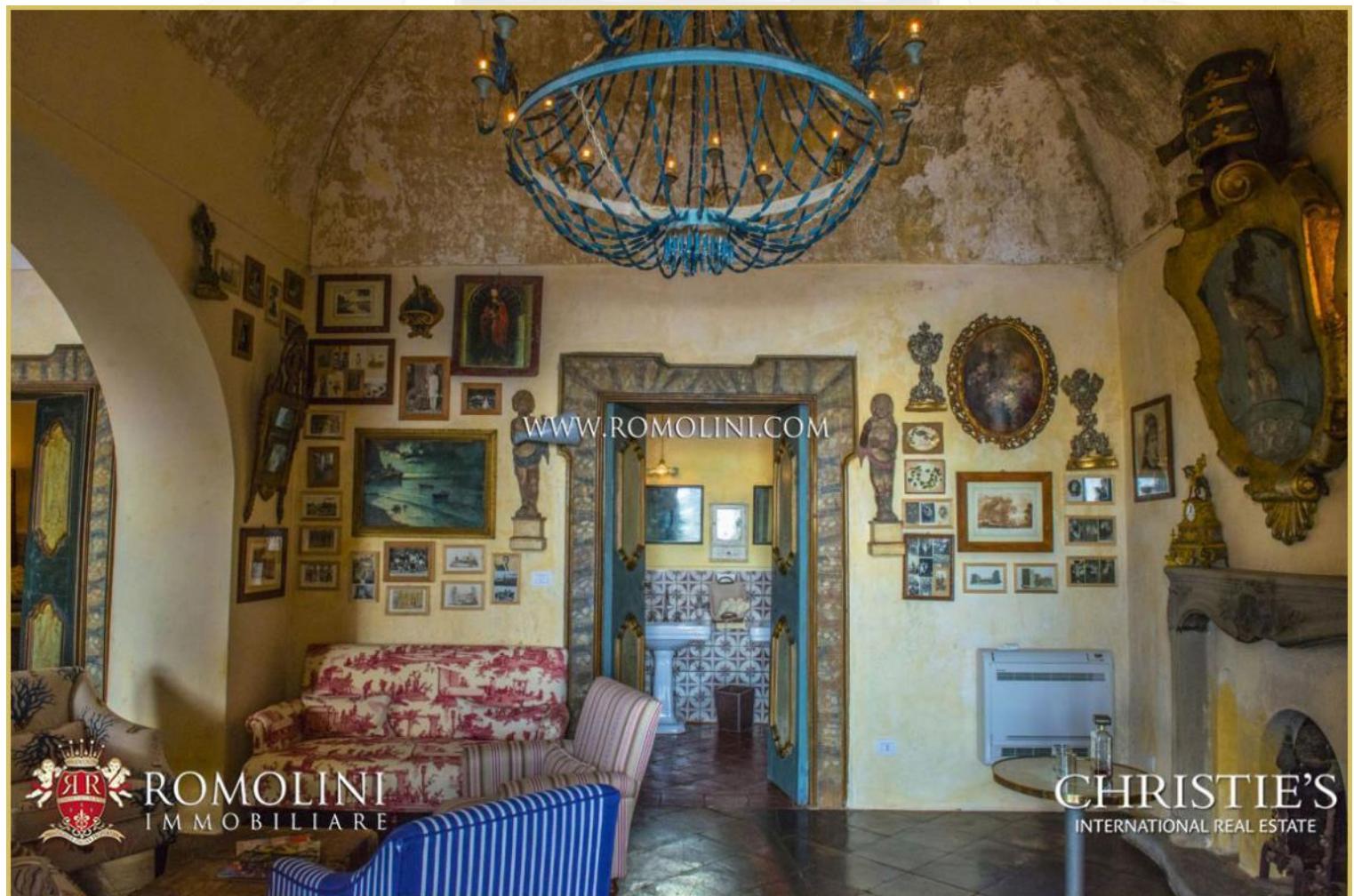


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