



Maison des Oliviers

Private Viewing Recap

Atina, Lazio, Italy

A Landmark Estate in the Val di Comino



Maison des Oliviers

The Estate at a Glance



Perched on a private hilltop in Atina, Maison des Oliviers is a distinguished estate offering absolute privacy, timeless architecture and sweeping south-facing views across the Val di Comino. Completed in 2012 to exacting standards, the property blends refined craftsmanship with modern comfort, set within olive groves, landscaped gardens, and generous outdoor living spaces.

KEY FACTS

- Location: Atina (FR), Lazio, Italy
- Hilltop setting at approximately 500 m above sea level
- Built area: approximately 830 sqm
- Living accommodation: approximately 650 sqm
- Landholding: approximately 75,000 sqm
- Fully fenced grounds: approximately 65,000 sqm
- Bedrooms: 4
- Bathrooms: 4
- Bespoke kitchen: approximately 57 sqm
- Entertainment / tavern floor: approximately 145 sqm
- Attic level: approximately 50 sqm
- Olive trees: approximately 550
- Energy Class: A
- Completed: 2012



DISTANCES



Rome:
approximately
130 km /
about 90 minutes



Naples:
about
90 minutes



Tyrrhenian coast:
approximately
50 km



Atina town centre:
only minutes away

Architecture & Interiors



1. Construction & Engineering

- ☞ Reinforced concrete construction
- ☞ High-strength 450 RCK concrete
- ☞ Double foundation system
- ☞ Anti-seismic engineering
- ☞ Poroton masonry walls of 48 cm
- ☞ STO thermal insulation system of 10 cm
- ☞ Overall external wall thickness exceeding 60 cm
- ☞ Triple glazing
- ☞ Energy Class A
- ☞ Completion in 2012



2. Interior Highlights

- ☞ Two impressive entrance halls
- ☞ Four bedrooms and four bathrooms
- ☞ A handcrafted 57 sqm kitchen
- ☞ Olive wood parquet flooring in the bedroom accommodation
- ☞ Three fireplaces in precious marble
- ☞ Murano glass chandeliers
- ☞ Bespoke joinery and decorative ceiling treatments



3. Marble & Craftsmanship

- ☞ Calacatta Oro
- ☞ Carrara Marble
- ☞ Nero Portoro
- ☞ Rosso Alicante
- ☞ Nero Marquina
- ☞ Persian Yellow Travertine
- ☞ Belgian Black Marble
- ☞ Hand-laid floors and decorative mosaics
- ☞ Selected mosaic work incorporating lapis lazuli
- ☞ Many stone surrounds, arches and frames carved from single blocks

Pool, Grounds & Outdoor Living



OUTDOOR LIVING

- Swimming pool exceeding 130 sqm
- Semi-circular infinity-style design
- Waterfall rock feature
- Spectacular underwater lighting
- Adjacent relaxation areas
- Covered loggia of approximately 25 sqm
- Outdoor kitchen
- Changing room and dedicated bathroom
- Generous marble-paved terraces and solarium areas



The Grounds

An extraordinary estate where nature, privacy, and timeless beauty come together in perfect harmony.



Approximately 7.5 hectares of private land



South-facing panoramic setting



Ancient olive groves, woodland and lawns



Ornamental landscaped areas and terraces



Approximately 65,000 sqm fully fenced



Green-coated galvanized fencing with enhanced anti-intrusion and anti-dig protection

Estate Infrastructure & Technical Systems

Maison des Oliviers is equipped with advanced infrastructure and technical systems designed to ensure efficiency, security and long-term comfort.
Every detail has been considered to protect the estate and support refined living.



WATER MANAGEMENT & IRRIGATION

- ◆ Automatic irrigation system serving the fenced grounds
- ◆ Central control unit positioned beneath the principal staircase area
- ◆ Underground distribution network and pop-up sprinklers
- ◆ Overnight irrigation cycle
- ◆ Large reinforced-concrete cistern positioned beneath the pool service areas
- ◆ Three artificial lakes supporting the estate water system
- ◆ Extensive hillside drainage network protecting the villa and collecting water into the lakes
- ◆ Agricultural water supply available through the local irrigation consortium



ARTIFICIAL LAKE



POP-UP SPRINKLER SYSTEM



IRRIGATION CONTROL UNIT
(UNDER PRINCIPAL STAIRCASE)



SECURITY, POWER & UTILITIES

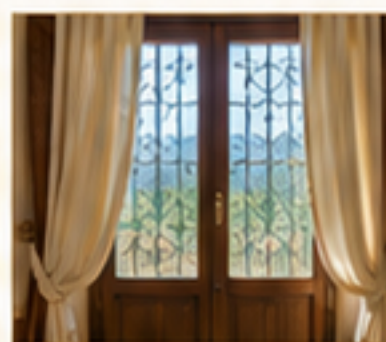
- ◆ More than 50 security cameras
- ◆ Alarm system with direct connection to local response
- ◆ 17 kW three-phase domestic electrical supply
- ◆ Automatic 40 kW backup generator
- ◆ Security doors and windows with internal antique-style wood finishes



SECURITY SYSTEM



BACKUP GENERATOR



ANTIQUE-STYLE
WOOD FINISHES



HEATING & ESTATE EQUIPMENT

- ◆ Recently installed condensing gas boiler
- ◆ 3,000-litre underground LPG tank
- ◆ Agricultural and garden maintenance equipment included
- ◆ Large tractor and smaller grass-cutting tractor
- ◆ Storage buildings and maintenance outbuildings, including two wooden garages of approximately 60 sqm each



CONDENSING
GAS BOILER



AGRICULTURAL
EQUIPMENT



WOODEN GARAGES
(APPROX. 60 SQM EACH)

Olive Grove, Running Profile & Contact



The Olive Grove

- Approximately 550 olive trees
- Around 400 mature specimens and approximately 150 younger trees
- Average annual olive oil production of approximately 500 litres
- In particularly strong years, production may reach approximately 800–1,000 litres



Indicative Running Profile

- General estate and grounds maintenance: approximately €7,000–€10,000 per annum
- Irrigation consortium charge: approximately €550 per annum
- Electricity: approximately €220–€250 per month when lightly occupied
- Electricity: approximately €400–€450 per month during full summer occupation
- IMU when held as a second home: approximately €4,000 per annum



Maison des Oliviers combines engineering integrity, landscape scale, sophisticated infrastructure and exceptional craftsmanship, making it a rare acquisition in the Val di Comino.



Federico Tomei



Case & Casali Real Estate Luxury



+39 327 393 3224