

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 0151

Area: HT50-Castel di Leva-Vallernello

Near: Laurentina - Ardeatina

Region: Lazio

Province: Roma

Property Type: Villa

Floor:

Sqm: 170

Outdoor Sqm: 800

Outdoor Space: Patio&small Garden

furnished: Yes (fully)

Type of decor: Antique

State of decor: Very Good

Total rooms: 6

Living room: 1-30mq. Onto Patio

Dining room: 1-seperate For 8

Double bedrooms: 3

Single bedrooms: 0

Bathrooms: 3

Bathroom type: 2-tub, 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Very Good

Cooking facilities: Gas Cookers+oven

Heating: Central Heating

Floor type: Ceramic Tiles

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Bus To S. Giovanni

Building condition: Good

Year built: 1950+

Neighborhood: Country Side

Condo expenses: 300

Other expenses: Water

Term: Lt-1yr+

Utilities active:

Amenities:

- | | | |
|---------------------|---------------------|--------------------|
| ✓ Air conditioning | ✓ Balcony | ✓ Built in closets |
| ✓ Cantina Cellar | ✓ Children allowed | ✓ Close to park |
| ✓ Dining room | ✓ Dishwasher | ✓ Garden |
| ✓ High ceilings | ✓ Independant house | ✓ Pets allowed |
| ✓ Previously rented | ✓ Public transport | ✓ Satellite |
| ✓ Shower | ✓ TV | ✓ Terrace |
| ✓ Tub | ✓ View | ✓ Washing machine |
-

Detailed Description:

Available from October 1st 2024

CASTEL DI LEVA: Independent Villa apartment in beautiful sprawling ranch property. Entrance, living and dining room, 3 bedrooms, 2 baths, air conditioning, parking, private terrace and large garden. Quiet, secure, near international school, transport

Apartment

This lovely home is uniquely situated inside a sprawling 70ac. private ranch property, with rolling green hills and gardens. The property has a full time caretaker and is very secure, private, just 5 minutes from the NATO college, with easy access to the airport, EUR and bus connections to the Center. There is also an english international school located at the entrance to the property.

The home itself is located in a small enlet of private villa's, all of which are regularly leased to members of the foreign community in Rome. The grounds are well kept by the owners staff and the property is set back 800 meters off the main road approached by a paved private street flanked by Pine trees.

Villa

This semi-detached house is named "La Rosetta" for the numerous Rose bush's planted around the proeprty and is approx. 170mq divided as follows:

Entrance foyer leading into spacious living room with exit onto private terrace patio overlooking garden area.

Dining room adjacent to living with sliding doors, attractive hand painted ceramic tiled floors.

Kitchen: Spacious kitchen, not newly restored but well maintained. -Bedrooms: 3 Bedrooms, one master with on suite bath with shower.

This is a unique property, quiet, secure, surrounded by green and not far from EUR, perfect for those seeking a true country like setting but minutes away from Rome. The home can be rented furnished or empty.

Castel di Leva: 170mq. 3 grandi camere da letto, 2 bagni, salotto, pranzo, piccolo patio, grande giardino comunale. Elegante casa all'interno di una grande proprietà privata. Silenziosa, sicura, vicina alle scuole internazionali, mezzi di trasporto, campi da golf, aeroporto.

Rif 151

Questa è una proprietà di 70 ettari con diverse case, tute affittate a stranieri. Si arriva alla proprietà attraverso una strada privata fiancheggiata da pini a 800 metri dalla strada principale. La casa ha un piccolo giardino con piante ed un piccolo patio fuori il soggiorno che affaccia sul giardino.

Entrata con disimpegno, spaziosa e luminosa zona giorno con uscita sul piccolo patio che si affaccia sulla zona giardino.

La zona pranzo è separata dal soggiorno tramite porte scorrevoli, i pavimenti in ceramica sono dipinti a mano. Cucina: spaziosa, non di recente ristrutturazione ma ben tenuta.

Camere da letto: l'appartamento ha 3 camere da letto, la principale ha anche il bagno privato con doccia.

È davvero un appartamento unico, silenzioso, sicuro, circondato dal verde e vicino alla zona EUR.

L'appartamento può essere affittato sia ammobiliato che non.

Photos / Images:







