

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 0163

Area: HT18-PARIOLI

Near: Piazza Don Minzoni

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 325

Outdoor Sqm: 300

Outdoor Space: Large Private Garden And Terraces For Outdoor Dining, Entertaining

furnished: Yes (fully)

Type of decor: Mix-ecletic

State of decor: Excellent

Total rooms: 9

Living room: Large Reception-living

Dining room: Formal For Up To 15 People

Double bedrooms: 4

Single bedrooms: 2

Bathrooms: 4

Bathroom type: 2-tub, 2 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Well Equipped

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Marble

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses And Tram

Building condition: Luxurious

Year built: 1900

Neighborhood: Residential

Condo expenses: 500

Other expenses: Hernan's Owner Handyman: € 1000 Per Month.

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Balcony
- ✓ Built in closets
- ✓ Cantina Cellar
- ✓ Children allowed
- ✓ Close to park
- ✓ Cloths dryer
- ✓ Dining room
- ✓ Dishwasher
- ✓ Double windows
- ✓ Fireplace
- ✓ Garden
- ✓ High ceilings
- ✓ Independant house
- ✓ Internal stairwell
- ✓ Pets allowed
- ✓ Previously rented
- ✓ Public transport
- ✓ Safe Box
- ✓ Satellite
- ✓ Shower
- ✓ TV
- ✓ Terrace
- ✓ Tub

✓ **Two entry doors**

✓ **View**

✓ **Washing machine**

Detailed Description:

Villa-Parioli

This turn of the century villa is located in Rome's most exclusive residential neighborhood, walking distance to Villa Borghese park. The property was built in the early 20th century as a single family residence and is one of the few properties remaining in Parioli as a single family home. Although located on a very private, quiet low traffic street, the property has the additional advantage of being offset from the street and protected from noise by the surrounding garden. The total indoor floor space is approx. 350sqm, in addition to a private garden and terraces, total circa 300mq, encircling around the property and is divided as follows:

Garden and 1st level: Two entrances, one for car and one for guests opening onto large private garden. This lovely private garden is a little Oasis, filled with mature flowering trees, Bougainville and equipped with outdoor lighting and two distinct areas for outdoor dining and entertaining. Additional built in seating for ten is provided in walkway leading into the kitchen patio area via built in benches. The first level is composed of a large living room, tastefully decorated with modern sofa's, large built in library and adorned with a few paintings from the late owners private collection. There is also a grand piano in the living room, large seating area's with four sofa's and T.V. area. French double doors open directly onto the garden and large oversize south and east facing windows allow in lots of natural light. Formal Dining: Beautiful marble inlaid 17th century Tuscan table for 10, French doors opening onto covered pergola area with table and chais

Kitchen and Breakfast Area: An enclosed patio leading in the kitchen can be used as a second living room, study or Breakfast area and has a large glass door opening onto the garden. Kitchen: Fully equipped custom kitchen fully equipped with dishwasher, oven, microwave, table for 6 and lots of built in custom cupboards, white marble counter tops. The kitchen is completely furnished with cook and flatware, including a precious formal porcelain service. Skylights allow in natural light and add a modern touch to this kitchen. Adjacent to the kitchen, in a corridor leading from the kitchen to the dining room is single maid's room, laundry area and guest w/c. . Maid's quarters and bath located between kitchen and dining area. A second guest bath is located on this level in the corridor leading from the living room into the veranda.

2nd level: Reached by a large black marble stairwell from living room area. Master bedroom with on-suite bath. Lovely, cozy master bedroom with double bed, built in closets, antique writing desk and overlooking garden. Master Bath: Bath with custom marble sink and floors, bathtub and shower.

Family room: Family, music room or study with sofa, library in a covered veranda opening onto private terrace covered with ivy.

Second guest single bedroom with on-suite bath. Small single bedroom with newly renovated on suite bath, shower and w/c.

3rd level: Reached by a large, protected carpeted stairwell. 2 Bedrooms and newly renovated bath with oversize custom shower. Both bedrooms have two single beds, sliding original wooden ceilings and built in closets. Space for a writing desk in both rooms. Both rooms are quiet, bright and overlook garden. A desk children's rooms, one with double bed, one with single bed, sharing a fully restored bath with tub.

Basement apartment: Converted basement flat with independent entrance from the garden or via a private stairwell leading down from the dining room area. Double bed, built in closets and on suite bath. Bathroom with oversized tu and shower. Parking space for one car in the garden area via private gate and potential second space in front of the on street driveway.

This unique independent villa is situated in a secure area, just 100 meters from two embassies and the area is constantly controlled by private security forces. A quiet little Oasis, one can reach Villa Borghese park in just a 5 minute walk or shops, restaurants, cleanings, open market and cinema in Via Luigi Luciani. Piazza del Popolo or Piazza di Spagna can be reached in a pleasant 20 minute walk across the park. Recently renovated and elegantly furnished with a mix of modern and period pieces, this Villa has a charming old world atmosphere and is within striking distance of the Historical Center.

Area

This is a very nice mixed residential/commercial neighborhood with a large number of Parks, including the historic Villa Borghese, Villa Glori and not far from Villa Ada. Also well serviced by transport, including buses and trams, connections to B-line metro stop Policlinico and not far from Via Veneto and the historical center. The area is also walking distance to shops, cafés, supermarkets, especially on the busy Viale Parioli and Viale Regina Margherita and not far from one of central Rome's largest gyms with indoor pool.

VILLA - PARIOLI: Bellissima, 5 camera da letto, 4 bagni, ampio salone, sala da pranzo, cucina, giardino, parcheggio.
Rif. 163

Zona

Quartiere residenziale e commerciale, circondato da diverse aree verdi, tra le quali Villa Borghese, Villa Glori e Villa Ada. Ben servito anche dai mezzi pubblici, sia autobus che tram, collegato con la metro B fermata Policlinico e non troppo lontano da Via Veneto ed il centro storico. La zona è circondata da negozi, bar, supermercati e ristoranti, soprattutto Viale Parioli e Viale Regina Margherita. Nelle immediate vicinanze si trova anche una delle palestre più grandi di Roma con piscina coperta.

Villa

Questa villa di fine secolo è situata in uno dei più esclusivi quartieri residenziali, a pochi passi da Villa Borghese. Lo spazio totale è di circa 350mq così suddivisi:

Primo livello: ingresso privato direttamente dal giardino/patio di circa 300mq. Sala colazione, grande cucina super accessoriata, lavastoviglie, lavatrice. Appartamento di servizio, stanza e bagno, situato tra la cucina e la sala da pranzo. Sala da pranzo tradizionale, bellissimo tavolo toscano del XVII secolo in marmo intarsiato. Grande salotto con pianoforte, tanti divani moderni.

Secondo livello: camera da letto padronale con bagno all'interno, camera da letto singola con bagno all'interno, TV, sala hobby, grande terrazzo privato con pergola.

Terzo livello: 2 camere per ragazzi, una con letto doppio ed una con letto singolo che condividono un bagno con vasca. A livello giardino, un grande appartamento ristrutturato con bagno all'interno ed ingresso diretto dal giardino. Parcheggio per una macchina. La proprietà è completamente indipendente e circondata da un giardino di 350mq. Elegante, affascinante, unica.

Photos / Images:









