

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: 0267

Area: HT04-TRASTEVERE

Near: Botanic Gardens\trastevere

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 180

Outdoor Sqm: 300

Outdoor Space: Large Private Terrace And Gardens

furnished: Yes (fully)

Type of decor: Antique

State of decor: Excellent

Total rooms: 6

Living room: Spacious, Fireplace

Dining room: Separate Formal Dining

Double bedrooms: 3

Single bedrooms: 0

Bathrooms: 3

Bathroom type: 1-tub, 2 Shower.

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Very Good, Equipped

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses

Building condition: Luxurious

Year built: 1700

Neighborhood: Residential

Condo expenses: 500

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Cantina Cellar
- ✓ Dining room
- ✓ Fireplace
- ✓ Indipendant house
- ✓ Public transport
- ✓ TV
- ✓ Two entry doors
- ✓ Wooden Ceils

- ✓ Balcony
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Garden
- ✓ Internal stairwell
- ✓ Shower
- ✓ Terrace
- ✓ View

- ✓ Built in closets
- ✓ Close to park
- ✓ Doorman
- ✓ High ceilings
- ✓ Previously rented
- ✓ Sofa bed
- ✓ Tub
- ✓ Washing machine

Detailed Description:

Villa

This unique independent private home is situated in a very quiet area, between the Gianicolo hill and Trastevere in a large private gated estate. Walking distance to Lungotevere, Trastevere and near shops and services. Located inside a secure compound, the home is reached via one flight of steps and is approx. 180mq. in addition to circa 300mq. private terrace and garden, divided as follows:

Independent entrance through garden into spacious triple living room with marble fireplace and 4mt. high original affrescoed wooden ceilings and terracotta floors. A succession of three large double doors opening onto terrace and garden allow in ample natural light. Dining: Separate formal dining room adjacent living, large enough for table for 12. Bright room with entire wall of windows and doors opening onto terrace. **Kitchen:** Good size equipped kitchen with granite counter tops, lots of storage space and doors opening directly onto Terrace and garden, perfect for al fresco dining. Enclosed conservatory attached to kitchen may be used for breakfast room or as a study. **BEDROOMS:** Large master suite with walk in closet and doors opening onto garden. Quiet, bright room with oversized loft style windows and frescoed ceilings. 2nd bedroom: Double bedroom with two windows overlooking garden, quiet and bright and on suite bath. 3rd Bedroom: Small guest bedroom with space for double bed. Baths: One bath with tub and one with shower, each with shower, w/c and bidet.

TERRACE & GARDENS: Magnificent outdoor Oasis, right in the center of Rome. Quiet and surrounded with greenery and mature trees. A large terraced area is perfect for outdoor dining virtually the year round and large enough for entertaining. The gardens continue beyond the terrace and have lovely views down the hill of rooftops and Roman skyline.

This special property offers one the very unique opportunity of living in a private house surrounded by gardens on a hillside overlooking Rome yet walking distance to the Historic Center.

Trastevere: 180mq. Villa con 3 camere da letto, 2 bagni, giardino grande e vista su Roma. Soffitti alti, dipinti a mano, caminetto, bagni in marmo, cucina ampia e ben attrezzata. Silenzioso e solleggiato. Situato vicino all'orto botanico. Rif 267

Area

This apartment is conveniently located in Trastevere. The area is also walking distance to supermarkets, shops, restaurants, etc. Also well connected to the main station via H express bus or to the airport via the no. 8 Tram and Trastevere station.

Zona

Situato in Trastevere. A pochi passi da supermercati, negozi, ristoranti, etc. e ben collegato sia con la stazione Termini attraverso la linea H che con la Stazione di Trastevere con il tram no. 8 da cui parte il collegamento con l'aeroporto.

Photos / Images:





