

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 0267

Area: HT04-TRASTEVERE

Near: Botanic Gardens\trastevere

Region: Lazio

Province: Roma

Property Type: Villa

Floor: P.t.

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: 4

Living room: 1-high Coffered Ceilings

Dining room: 1-large Seperate

Double bedrooms: 3

Single bedrooms: 0

Bathrooms: 2

Bathroom type: 1-tub,well Restored

Fridge/Freezer: 1/2 Size Fridge

Kitchen type: Large

State of Kitchen: Excellent\onto Garden

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses

Building condition: Good

Year built: 1700

Neighborhood: Residential

Condo expenses: 500

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Balcony
 - ✓ Built in closets
 - ✓ Cantina Cellar
 - ✓ Children allowed
 - ✓ Close to park
 - ✓ Dining room
 - ✓ Dishwasher
 - ✓ Doorman
 - ✓ Fireplace
 - ✓ Garden
 - ✓ High ceilings
 - ✓ Independant house
 - ✓ Internal stairwell
 - ✓ Previously rented
 - ✓ Public transport
 - ✓ Shower
 - ✓ Sofa bed
 - ✓ TV
 - ✓ Terrace
 - ✓ Tub
 - ✓ Two entry doors
 - ✓ View
 - ✓ Washing machine
 - ✓ Wooden Ceils
-

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 two flights of steps and is approx. 180mq. in addition to circa 500mq. garden and 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. 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. BEDROOMS: Large master suite with doors opening onto garden built in closets and study area. Quiet room with oversized loft style windows overlooking gardens. 2nd bedroom: Double bedroom with two windows, 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: 160mq. 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:





