CROFT
REAL ESTATE
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Property Code: 0267 **Area: HT04-TRASTEVERE**

Near: Botanic Gardens\trastevere **Region:** Lazio **Province:** Roma
Property Type: Villa **Floor:** Independent

Sqm: 150 **Outdoor Sqm:** 300
Outdoor Space: Large Private Terrace And Gardens **furnished:** Fully Or Empty
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: 1 **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 **Neighboorhood:** Residential
Condo expenses: 600 **Other expenses:** Parking
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**
- ✓ **Indipendant house**
- ✓ **Internal stairwell**
- ✓ **Previously rented**
- ✓ **Public transport**
- ✓ **Shower**
- ✓ **Sofa bed**
- ✓ **TV**
- ✓ **Terrace**
- ✓ **Tub**
- ✓ **Two entry doors**
- ✓ **View**
- ✓ **Washing machine**
- ✓ **Wooden Ceils**

Detailed Description:

NO USO RICCETIVO!!

Trastevere-VILLA: Situated between Gianicolo and Trastevere, unique Villa with private garden. Spacious living room, large kitchen, 3 bedroom, 3 bath, private terrace and garden with views of Rome. High ceilings, fireplace, parking. Ref 267

Villa

This unique indipendent 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 secuire compound, the home is reached via one flight of steps and is approx. 150mq. in addition to circa 300mq. private terrace and garden, divided as follows:

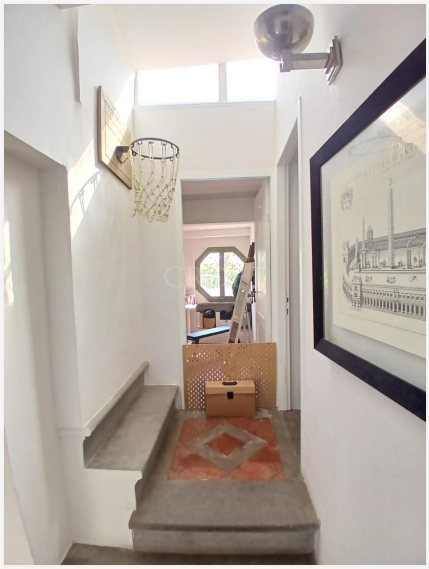
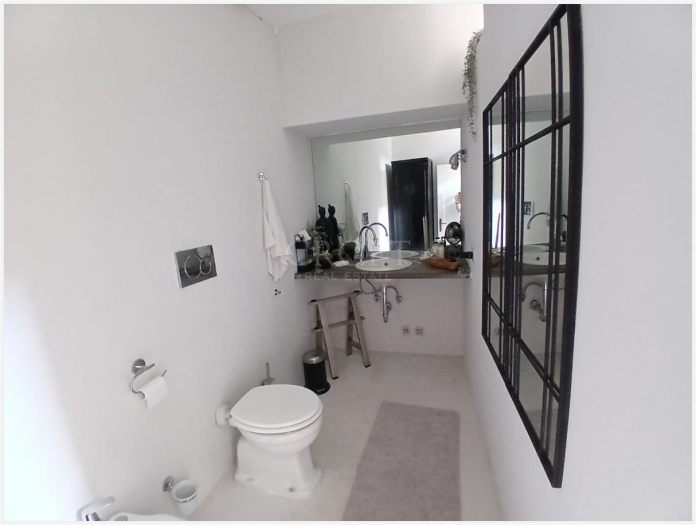
Indipendent entrace through garden into spacious triple living room with marble fireplace and 4mt. high original affrescoed wooden ceilings and terracotta floors. A succession of three large double doors opeining onto terrace and garden allow in ample natural light. Dining: Separate formal dining room 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, lot's of storage space and doors opening directly onto Terrace and garden, perfet 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 sourronded with greenery and mature trees. A large terraced area is perfect for outdoor dining virtually the year round and large enough for entartaining. 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 sourrounded by gardens on a hillside overlooking Rome yet walking distance to the Historic Center.

Trastevere: 180mq. Villa con 3 camere da letto, 3 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.

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