

# CROFT

## REAL ESTATE

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**Property Code:** 0423

**Area:** HT22-VIGNA CLARA-FARNESINA

**Near:** Vigna Clara

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 240

**Outdoor Sqm:** 35

**Outdoor Space:** Terrace-balconies

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Restored

**Total rooms:** 7

**Living room:** 1-70mq. Fireplace

**Dining room:** Separate

**Double bedrooms:** 4

**Single bedrooms:** 1

**Bathrooms:** 3

**Bathroom type:** 2 Tub-1, Shower

**Fridge/Freezer:** Ff-full Size

**Kitchen type:** Large

**State of Kitchen:** Newly Restored

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet & Other

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** 900€

**Other expenses:** Condo Incl. Heating

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
  - ✓ Children allowed
  - ✓ Dishwasher
  - ✓ Elevator
  - ✓ Pets allowed
  - ✓ Safe Box
  - ✓ Tub
  - ✓ Balcony
  - ✓ Close to park
  - ✓ Doorman
  - ✓ High Floor 2+
  - ✓ Previously rented
  - ✓ Shower
  - ✓ View
  - ✓ Built in closets
  - ✓ Dining room
  - ✓ Double windows
  - ✓ High ceilings
  - ✓ Public transport
  - ✓ Terrace
  - ✓ Washing machine
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## Detailed Description:

### NO TRANSITORY LEASE

#### Area

This is a very convenient residential area, just across the river from Parioli via the Corsa Francia and not far from the Historical center. The area is in very close proximity to the Marymount international school and not far from other teaching institutions along the Cassia. There are several supermarkets, shops, cafes etc within walking distance, as well as movie theatres.

#### Apartment

This is a very spacious, 240mq. flat located in an excellent residential neighborhood in complex with a beautiful swimming pool and tennis court & 24 hour Doorman security. Walking distance to the busy Piazza Vigna Stelluti, with many shops and a big super market, buses to the and 5 minutes International schools. Elevator to 3rd floor. Entrance foyer, coat room, large 75mq. combined living/dining area with two balconies, wall of windows overlooking rolling green hills, NE exposure. 25mq. Master bedroom with in suite marble bath, double basin, large balcony, sunny pleasant views. 3 Additional bedrooms, 1 small which may also be used as a study or separate formal dining if needed. Spacious kitchen, washer dishwasher, large fridge, sunny. Spacious maid's room off kitchen, fully restored bath for guests. Storage room\ironing service area off kitchen. Closed garage for 1 car, large storage area off garage. Additional parking for flat/guests in common condo area.

Vigna Clara: 240 mq. Luminoso, silenzioso quattro camere, servizio, 3 bagni, grande soggiorno con caminetto, pranzo, cucina, terrazzo, garage, portiere, piscina, tennis. # 423

#### Zona

Questa é una comodissima zona residenziale, al di là del Tevere e collegato al quartiere Parioli da Corso Francia, non lontano dal centro storico. Qui si trova la scuola internazionale Marymount oltre alla Overseas American School e la International School in Via della Camilluccia. Tanti supermercati, negozi, caffè, cinema e teatri.

#### Appartamento

Spazioso appartamento di circa 240mq situato in una bella zona residenziale in un complesso con piscina, campo da tennis e guardiano 24 ore al giorno. A pochi passi da Piazza di Vigna Stelluti, con tanti negozi, supermercato, autobus e a 5 minuti dalle scuole internazionali sulla Via Camilluccia e sulla Via Cassia.

Ascensore fino al terzo piano. Ingresso, piccola cabina armadio per cappotti, 75mq di soggiorno/pranzo con due balconi e una parete di finestre che affacciano sulla vallata sottostante, esposizione Nord Est. Camera da letto padronale di 25mq con bagno in marmo all'interno, grande balcone con piacevole vista sulla vallata. Altre 3 camere da letto di cui una piccola che può essere usata come studio o camera da pranzo separata. Grande cucina con lavatrice, lavastoviglie, grande frigo/freezer, luminosa. Grande stanza di servizio vicino alla cucina con bagno ospiti. Stanza ripostiglio/lavanderia sempre vicino alla cucina. Box auto per una macchina e grande cantina vicino al garage. Un secondo posto auto nella zona condominiale.

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Photos / Images:











