

CROFT

REAL ESTATE

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Property Code: 0429

Area: HT34-APPIA ANTICA-PIGNATELLI

Near: Cecilia Metella

Region: Lazio

Province: Roma

Property Type: Villa

Floor: P.t.

Sqm: 300

Outdoor Sqm: 1000

Outdoor Space: Private Garden And Swimming Pool

furnished: Semi (kitchen & Bath)

Type of decor: Antique

State of decor: Good

Total rooms: 7

Living room: Spacious, Bright, Fireplace

Dining room: Seats 12 And More

Double bedrooms: 4

Single bedrooms: 1

Bathrooms: 4

Bathroom type: 2 Tub - 2 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Available

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses:

Other expenses:

Term: Lt-1yr+

Utilities active: Swimming Pool

Amenities:

- ✓ Air conditioning
 - ✓ Close to park
 - ✓ Fireplace
 - ✓ Independant house
 - ✓ Previously rented
 - ✓ Terrace
 - ✓ View
 - ✓ Built in closets
 - ✓ Dining room
 - ✓ Garden
 - ✓ Internal stairwell
 - ✓ Public transport
 - ✓ Tub
 - ✓ Washing machine
 - ✓ Children allowed
 - ✓ Double windows
 - ✓ High ceilings
 - ✓ Pets allowed
 - ✓ Shower
 - ✓ Two entry doors
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Detailed Description:

Villa

Charming, Tuscan style villa located on the much coveted and historic Appia Antica. This high end residential area has been home for centuries to Rome's elite and, more recently to wealthy individuals seeking a unique country style setting just 15 minutes from the City Center. This peaceful setting, surrounded by lush greenery is still only a quite ride from local supermarkets, restaurants and services. The Villa is located in a private complex with three other houses, each with its own large private garden and is approx. 300mq. in addition to the garden and divided as follows:

FIRST LEVEL:

-Entrance foyer leading into spacious, bright living room with fireplace and french doors opening onto large terrace and backyard. -Kitchen: Large kitchen in good condition. -Single Bedroom and bath which may be a service quarters or working study.

SECOND LEVEL:

Up one flight of stairs, there are 4 large bedrooms and 3 baths, two of which are on suite. All bright, silent rooms with views over the surrounding gardens.

The circa 1000mq. garden is partially fenced in and features mature cypress and olive trees. The garden has a private swimming pool, perfect for lounging in the summer.

This villa has not been recently renovated but is in very good condition and true to its country house character, a lovely Oasis near to Rome's center perfect for families and entertaining.

Villa

Affascinante villa in stile toscano situata sulla tanto ambita e storica Appia Antica. Questa zona residenziale di alto livello è stata per secoli la dimora dell'élite di Roma e, più recentemente, di persone facoltose che cercano un ambiente unico in stile country a soli 15 minuti dal centro città. Questo ambiente tranquillo, circondato da una vegetazione lussureggiante, è ancora solo a poca distanza da supermercati, ristoranti e servizi locali. La Villa si trova in un complesso privato con altre tre case, ognuna con il proprio ampio giardino privato ed è di ca. 300mq. oltre alla gardena e così suddivisa:

PRIMO LIVELLO:-

Foyer d'ingresso che conduce in ampio e luminoso soggiorno con camino e portafinestra che si apre su ampio terrazzo e cortile. -Cucina: Ampia cucina in buone condizioni. -Camera singola e bagno che può essere un locale di servizio o

uno studio di lavoro.

SECONDO LIVELLO:

Salendo una rampa di scale, ci sono 4 ampie camere da letto e 3 bagni, di cui due in suite. Tutte le camere luminose e silenziose con vista sui giardini circostanti. Il circa 1000mq. il giardino è in parte recintato ed è caratterizzato da cipressi maturi e ulivi. Il giardino ha una piscina privata, perfetta per rilassarsi in estate. Questa villa non è stata rinnovata di recente ma è in ottime condizioni e fedele al suo carattere di casa di campagna, un'incantevole oasi vicino al centro di Roma perfetta per famiglie e divertimento.

Photos / Images:







