

CROFT

REAL ESTATE

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Property Code: 0470

Area: HT22-VIGNA CLARA-FARNESINA

Near: Vigna Clara\

Region: Lazio

Province: Roma

Property Type: Apartment

Floor:

Sqm: 200

Outdoor Sqm: 50

Outdoor Space: 3 Large Terraces

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Excellent Restored

Total rooms: 6

Living room: 1 Triple Spacious Living

Dining room: Open In Living Area

Double bedrooms: 3

Single bedrooms: 1

Bathrooms: 3

Bathroom type: 2-shower, 1 Tub

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Excellent

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Bright

Noise level: Silent

Parking: 2 Car Garage

Public transport: Bus

Building condition: Modern

Year built: 1950+

Neighborhood: Residential

Condo expenses: 470

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Alarm
 - ✓ Balcony
 - ✓ Built in closets
 - ✓ Cantina Cellar
 - ✓ Children allowed
 - ✓ Close to park
 - ✓ Dining room
 - ✓ Dishwasher
 - ✓ Doorman
 - ✓ Double windows
 - ✓ Elevator
 - ✓ Fireplace
 - ✓ High Floor 2+
 - ✓ High ceilings
 - ✓ Internal stairwell
 - ✓ Pets allowed
 - ✓ Previously rented
 - ✓ Public transport
 - ✓ Safe Box
 - ✓ Satellite
 - ✓ Shower
 - ✓ Terrace
 - ✓ Tub
 - ✓ Two entry doors
 - ✓ View
 - ✓ Washing machine
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Detailed Description:

COLLI DELLA FARNESINA: 214 mq. Beautifully restored modern 3 bedroom, 3 bath, maid's room, 3 large terraces, parquet, fireplace, sunny, silent, parking. Located in secure, lush green surrounded complex. Ref 470.

Area

Vigna Clara is one a quiet little residential enclave located just north of Rome's historical center, not far from the international schools and surrounded by green parks. The area is well serviced by buses and there are a number of shops, restaurants, cafes etc. located in Ponte Milvio, in addition the a large open market.

Apartment

Located in green surrounded complex, 24 hour security doorman, entrance on Colli della Farnesina and Via della Farnesina. Plenty of parking in common viale in addition to two covered spaces for the apartment. Modern, well-kept and fully restored building, the flat is located on a 3rd floor with lift, approx. 200mq. and divided as follows:

-Entrance directly into triple living room with large fireplace, parquet floors throughout, built in storage, three oversized windows allowing in ample natural light and facing greenery. Exit from living room directly onto private terrace with covered awnings. Large enough for outdoor entertaining or dining.

KITCHEN: spacious, modern fitted kitchen with breakfast area and adjacent little service balcony. Maid's room and bath situated off kitchen.

BEDROOMS: 3 main Bedrooms, two with private terraces and master has on suite bath. Lots of built in closets in all rooms.

3 Baths total, 2 modern and well restored, granite marble large block slabs, crystal shower box, marble tops.

VIGNA CLARA-FARNESINA: 214 mq. Splendidamente ristrutturato moderno 3 letto, 3 bagni, camera servizio, 3 grandi terrazzi, parquet, caminetto, soleggiato, silenzioso, parcheggio. Situato in complesso circondato dal verde. Rif 470

Zona

Vigna Clara è un quartiere residenziale situato nella zona Nord del centro di Roma, molto vicino alle scuole internazionali ed a spazi verdi. Il quartiere è ben servito dai mezzi pubblici e ci sono diversi negozi, ristoranti e bar, che si concentrano nell'area di Ponte Milvio, dove si trova anche un mercato all'aperto.

Appartamento

Situato in un complesso circondato dal verde, servizio di portineria 24 ore, ingresso su Via dei Colli della Farnesina e Via della Farnesina. Ampia possibilità di parcheggio nei viali comuni oltre al posto auto dentro garage .

dell'appartamento. 3° piano con ascensore. Edificio moderno completamente restaurato e molto ben tenuto.

Ingresso diretto nel salone triplo di 85mq, con grande camino, uscita sul terrazzo di 20mq con vista su villa d'epoca.

Pavimenti in parquet, ristrutturato in stile moderno con mattoni a vista e rifiniture in legno. 3 camere da letto, due con terrazzo e bagno all'interno.

Bagni moderni ben ristrutturati, rivestimenti in grandi lastre di granito, box doccia in cristallo, superficie in marmo.

Cucina: spaziosa, moderna, completamente restaurata ed equipaggiata, balcone di servizio, camera e bagno di servizio fuori la cucina.

Photos / Images:













