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Property Code: 0534

## Area: HT24-CASSIA - GIUSTINIANA

Near: Cassia-international School Property Type: Villa

Region: Lazio Floor: Independent Province: Roma

Sqm: 400 Outdoor Space: Large Garden And Swimingpool Type of decor: Modern Total rooms: 7

Dining room: In Living Area Single bedrooms: 2 Bathroom type: 1-tub + 4 Shower Kitchen type: Large

Cooking facilities: Gas Cookers+oven Floor type: Parquet Noise level: Silent Public transport:

Year built: 1950+ Condo expenses: 100 Term: Lt-1yr+ Outdoor Sqm: 1000 furnished: Semi (kitchen & Bath) State of decor: Exellent Living room: Very Large

Double bedrooms: 3 Bathrooms: 5 Fridge/Freezer: Ff-full Size State of Kitchen: New

Heating: Independent Gas Luminosity: Bright Parking: 2 Car Garage Building condition: Excellent

Neighboorhood: Residential Other expenses: Utilities active:

## **Amenities:**

- ✓ Air conditioning
- ✓ Basement Flat
- Children allowed
- ✓ Double windows
- ✓ High Floor 2+
- ✓ Internal stairwell
- Pets allowed
- ✓ Safe Box
- ✓ Terrace
- ✓ View

- ✓ Attic/Top floor
- ✓ Built in closets
- ✓ Close to park
- ✓ Fireplace
- ✓ High ceilings
- Jacuzzi tub
- Previously rented
- ✓ Satellite
- 🗸 Tub
- ✓ Washing machine

- ✓ Balcony
- ✓ Cantina Cellar
- ✓ Dishwasher
- ✓ Garden
- ✓ Indipendant house
- ✓ Loft Bedroom
- ✓ Public transport
- ✓ Shower
- ✓ Two entry doors

## **Detailed Description:**

VILLA-Via Cassia- Independent villa in a prestigious context, close to international schools located before the entrance to the Raccordo . Living, kitchen , 5 bedrooms 5 bathrooms, swimming pool, garden of 1000 sqm garage . Photovoltaic system energy . Rif #534

Independent villa in a prestigious context, close to international schools located near the entrance to the Grande Raccordo Anulare. The villa is comprised of 3 levels and is approx. 300mq. divided as follows:

**Ground floor:** Large living-dining room, circa. 80sqm, bright room with high ceilings, fireplace, lots of windows and natural light, parquet floors and air conditioning. There is a loft study in the living room reached via a winding stairwell.

**First level**: Large living room with very high ceilings, large windows overlooking the tree-lined garden with fireplace, kitchen. Large bathroom with bathtub. **2nd level**: 3 bedrooms, two bathrooms. Bathroom one with jacuzzi, and the other one with shower. **Double bedroom** with built-in wardrobe and en suite bathroom with Jacuzzi.**Two other bedrooms**: mezzanine bedrooms with a communicating study for both bedrooms.

The basement .Is a large basement, that can be used like a second area for family or relaxing area with fitnes area, 2 service bedrooms, with 2 bathrooms .

**VILLA-Via Cassia** .Villa indipendente in contesto prestigioso, vicino alle scuole internazionali situata in prossimità dell'ingresso del Grande Raccordo Anulare. La villa è composta da 3 livelli ed è di ca. 300mq. così suddiviso:

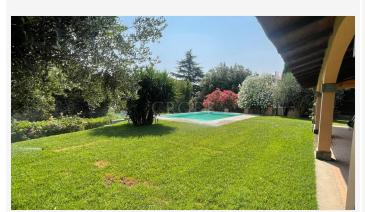
**Piano Terra:** Ampio soggiorno-pranzo, ca. 80 mq, camera luminosa con soffitti alti, camino, molte finestre e luce naturale, pavimenti in parquet e aria condizionata. Nel soggiorno è presente uno studio soppalcato raggiungibile tramite una scala a chiocciola. Primo livello: Ampio soggiorno con soffitti molto alti, ampie vetrate che si affacciano sul giardino alberato con camino, cucina abitabile. Ampio bagno con vasca.

2° livello: 3 camere, doppi servizi. Bagno uno con vasca idromassaggio e l'altro con doccia. Camera matrimoniale con armadio a muro e bagno privato con vasca idromassaggio. Altre due camere da letto: camere soppalcate con camera comunicante.

Il piano interrato è un ampio seminterrato, che può essere utilizzato come seconda zona per la famiglia o zona relax con zona fitness, 2 camere di servizio, con 2 bagni.

## Photos / Images:



































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