

CROFT

REAL ESTATE

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Property Code: 0534

Area: HT24-CASSIA - GIUSTINIANA

Near: Cassia-international School

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 400

Outdoor Sqm: 1000

Outdoor Space: Large Garden And Swimmingpool

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Exellent

Total rooms: 7

Living room: Very Large

Dining room: In Living Area

Double bedrooms: 3

Single bedrooms: 2

Bathrooms: 5

Bathroom type: 1-tub + 4 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Bright

Noise level: Silent

Parking: 2 Car Garage

Public transport:

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses: 100

Other expenses:

Term: Lt-1yr+

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
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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 fitness 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:













