

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 0651

Area: HT34-APPIA ANTICA-PIGNATELLI

Near: Tomba Cecelia Metella

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 0-2

Sqm: 330

Outdoor Sqm: 1500

Outdoor Space: Large Private Garden And Swimming Pool

furnished: Yes (fully)

Type of decor: Mix-ecletic

State of decor: Excellent

Total rooms: 8

Living room: Spacious

Dining room: Separate

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: Excellent

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses

Building condition: Excellent

Year built: 1950+

Neighborhood: Central

Condo expenses: € 1.000

Other expenses: € 2.000 Personnel, Condo Includes Garden

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Alarm
- ✓ Built in closets
- ✓ Cantina Cellar
- ✓ Children allowed
- ✓ Close to park
- ✓ Cloths dryer
- ✓ Dining room
- ✓ Dishwasher
- ✓ Fireplace
- ✓ Garden
- ✓ High ceilings
- ✓ Independant house
- ✓ Internal stairwell
- ✓ Maid service
- ✓ Pets allowed
- ✓ Previously rented
- ✓ Public transport
- ✓ Safe Box
- ✓ Satellite
- ✓ Shower
- ✓ Stereo
- ✓ TV
- ✓ Terrace

✓ Tub

✓ Two entry doors

✓ View

✓ Washing machine

Detailed Description:

VILLA

This beautiful property is located on the Historic Appia Antica, a sprawling green area where the Roman's originally had their summer villa's, in what is a effectively a national park filled with Monuments. Located close to the Center of Rome and the Airport. The property in question is located on a private street inside a small, secure complex of homes and is approx. 300mq. in addition to a large private garden and divided as follows:

GROUND LEVEL:

On this level, we have a succession of three rooms, Living room, Formal Dining room and study and directly connected to the garden, in addition to a full kitchen, bath and servants quarters and bath.

LIVING ROOM: three rooms, all tastefully decorated with a mix of modern pieces and things collected from the owner's travels. A large enclosed winter garden doubles as a second living room and has doors opening directly onto the gardens. **DINING:** Formal dining room for up to 12 people.

GARDENS: Directly off the Living and Dining room, we have a beautiful lush garden with mature trees and shrubs, a covered pergola for outdoor dining and relaxing and a lovely private pool immersed in greenery.

FIRST LEVEL: Up a comfortable flight of stairs, there are three bedrooms and two baths. Two of the bedrooms have private little terraces with views over the property and surrounding greenery.

SECOND LEVEL: Additional bedroom and bath on this level with a little private terrace.

The home is well furnished and equipped and has a very comfortable, cozy feel. Parking for two cars as well as guest parking is available.

Photos / Images:





