

# CROFT

## REAL ESTATE

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**Property Code:** 0812

**Area:** HT01-CENTRO-Popolo-Spagna-Trevi

**Near:** Piazza Del Popolo/villa Borg

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 1

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**Sqm:** 220

**Outdoor Sqm:** 50

**Outdoor Space:** 3 Terraces & Private Garden

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Very Good

**Total rooms:** 7

**Living room:** Spacious, Adjacent Terrace

**Dining room:** Formal Dining

**Double bedrooms:** 4

**Single bedrooms:** 0

**Bathrooms:** 3

**Bathroom type:** 1-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:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Park

**Public transport:** Buses, Metro A

**Building condition:** Excellent

**Year built:** 1900

**Neighborhood:** Central

**Condo expenses:** 650

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Alarm
  - ✓ Children allowed
  - ✓ Dishwasher
  - ✓ Garden
  - ✓ Previously rented
  - ✓ Satellite
  - ✓ Tub
  - ✓ Washing machine
  - ✓ Balcony
  - ✓ Close to park
  - ✓ Doorman
  - ✓ Independant house
  - ✓ Public transport
  - ✓ Shower
  - ✓ Two entry doors
  - ✓ Wooden Ceils
  - ✓ Built in closets
  - ✓ Dining room
  - ✓ Fireplace
  - ✓ Internal stairwell
  - ✓ Safe Box
  - ✓ Terrace
  - ✓ View
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## Detailed Description:

### Area

This is truly a one of a kind apartment located in a spectacular private setting, the only property situated almost directly in Villa Borghese, just a short walk to Piazza del Popolo and directly adjacent the Chateaubriand French School. Immersed in a lush green setting, the area is well serviced by the Metro A, trams and buses, as well as Flaminia Station with connections to the lake district north of Rome and there are a number of shops, cafés all within walking distance. Enjoy all the historical center has to offer at your doorstep but inside a peaceful park setting, wonderful for families and children.

### Villa

The Villa is situated behind a secure gate with a full time caretaker and doorman on the premises, located inside up a private street and with parking directly in front of the villa. The home is approx. 220mq. in addition to three terraces and a small garden area, has two accesses, private parking for 1-2 cars, plus additional space for guests as needed and divided as follows:

Entrance directly off little paved terrace into a small foyer with access to all rooms.

**LIVING ROOMS:** Spacious living room with 4 windows and doors opening onto lovely little terrace with views of surrounding greenery. Large enough for outdoor lounging and or alfresco dining.

**Dining Room:** Dining room sufficient for table for 12. Adjacent dining room is a second living room or t.v. room or very large study. This room is a converted conservatory and has glass ceilings and lots of windows, full of light and pleasant views onto garden.

**KITCHEN:** Fully equipped kitchen with lots of storage space, not recently modernized but in good working order.

**LAUNDRY ROOM:** Adjacent kitchen is a laundry room with space for storage, washing machine and ironing.

**Bedrooms:** 3 bedrooms total on this floor. Master bedroom was also a converted conservatory with lots of windows. This room has a large dressing room with built in closets and en suite bath with shower.

**2nd Bedroom:** Pleasant room with private little terrace, quiet and bright.

**3rd Bedroom:** Two rooms, one large enough for french bed and a bonus room can be used as study, play area for a child or dressing room, gym.

### **SECOND LEVEL:**

**4th Bedroom:** Up a comfortable flight of stairs accessed from the living room, is a large 4th bedroom or study with an ample private terrace. Tranquil and silent with some views of the Villa Borghese Park.

This is truly a unique property with 4 bedrooms, three private terraces, two conservatories and independent entrance from the gardens and parking for 1-2 cars. Walking distance to Piazza del Popolo and located in the middle of Villa Borghese Park.

Centro-Villa Borghese: Piacevole 4 camere, 3 bagni, 3 terrazzi, parcheggio, pavimenti in cotto, caminetto, silenziosa, soleggiata, a pochi passi da Piazza del Popolo, all'interno di una spettacolare villa privata con parco. Rif 812

### **Zona**

Si tratta veramente di una villa unico, con spettacolari ubicazione direttamente all'interno di uno dei più famosi parchi di Roma vicino Piazza del Popolo. La zona é molto ben servita dalla metro A, Stazione Flaminio verso Roma nord, tanti autobus, negozi, caffè, ristoranti tutto a pochi passi. Questo complesso é strettamente privato, con cancello, portiere a tempo pieno, parcheggio privato per 1/2 macchine, più parcheggio per ospiti quando necessario.

### **Appartamento**

Questo appartamento veramente unico dà la sensazione di una casa indipendente all'interno del parco privato di un palazzo nobile del XVII secolo, alle spalle di Piazza del Popolo.

L'appartamento misura circa 210mq. ed é così suddiviso:

Ingresso, ampio soggiorno con 4 finestre ed uscita diretta su un grande terrazzo abitabile con vista piacevole sui giardini.

Pranzo: Sala da pranzo separata vicino alla cucina. soffitti alti.

Veranda: Grande seconda sala pranzo/tinello/sala famiglia in una veranda coperta, luminosissima.

Cucina : Grande, non recentemente ristrutturata ma in buone condizioni.

Letto: 4 camere da letto. Stanza da letto padronale con terrazzo privato.

Seconda camera matrimoniale che affaccia su un tranquillo giardino, grande cabina armadio e bagno all'interno. Terza camera: più piccola, luminosa e silenziosa. Quarta camera: matrimoniale, al secondo livello, con uscita diretta su un grande terrazzo privato, silenziosa e con vista su Villa Borghese.

Studio: Studio o ulteriore camera da letto con uscita indipendente su un patio.

Questa é una proprietà veramente unica, con 4 camere da letto, 3 terrazzi privati, ingresso indipendente dai giardini e parcheggio per una macchina oltre a macchine ospiti quando necessario. A pochi passi da Piazza del Popolo e a fianco di Villa Borghese.

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Photos / Images:





