

CROFT

REAL ESTATE

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Property Code: 0824

Area: HT34-APPIA ANTICA-PIGNATELLI

Near: V. Erode Attico

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 240

Outdoor Sqm: 900

Outdoor Space: Large Garden

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Very Good

Total rooms: 5

Living room: 2-spacious, Fireplace

Dining room: Separate

Double bedrooms: 3

Single bedrooms: 0

Bathrooms: 3

Bathroom type: Bath Tube+shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good

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: Good

Year built: 1950+

Neighborhood: Residential

Condo expenses: 300

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

✓ Built in closets

✓ Dining room

✓ Fireplace

✓ Garden

✓ Indipendant house

✓ Internal stairwell

✓ Previously rented

✓ Public transport

✓ Satellite

✓ TV

✓ Tub

✓ Wooden Ceils

Detailed Description:

Available from July 2025 .

Appia Antica-Villa: 260mq. Lovely country home. Large private garden. Spacious reception, dining, 3 bedrooms, 3 baths, fireplace, maid's room, parking, silent, secure. Ref 824

Apartment

This property is located in one of Rome's most renowned streets, the famed Appia Antica. The area is a sprawling open air archeological park, very quiet and sunny. There is good shopping in proximity on Via Appia Pignatelli, (within walking distance), and bus service to the center. This period villa was built as a little country home for the owners and is a lovely home, featuring antique cotto floors, 2 fireplaces, high wood beamed ceilings and lots of natural light. The home is prox. 240mq. on two levels and is divided as follows: ground floor entrance into foyer with guest bath off the foyer, reception room with fireplace, oversized windows looking out onto private gated garden. Dining room located off kitchen. Good size kitchen. Large, modernized kitchen. 1st Floor: 4 Bedrooms, 3 of which have walk in closets and one master with little terrace overlooking garden.

The house has an alarm, is satellite and internet ready and has been freshly refurbished. The private gated park surrounding this villa is prox. 5000mq. or 1 acre. The villa is located on larger lot containing 5 houses total, all belonging to the owners whom live in two of the houses. The property is secure and the Gardens can be maintained by the owners.

DISPONIBILE DA LUGLIO .PREFERIBILE CLIENTELA ESTERA.

Appia Antica- Villa: 260mq. Deliziosa casa indipendente. Grande giardino privato. Grande soggiorno, pranzo, 3 camere da letto, 3 bagni, caminetto, camera di servizio, parcheggio, silenziosa, sicura. Rif 824

Appartamento

Questa proprietà é situata in una delle zone più famose di Roma, la Via Appia Antica. La zona é piena di parchi archeologici, molto tranquilla e luminosa. Centro commerciale vicino alla Via Appia Pignatelli, raggiungibile a piedi, e ben collegata con il centro da mezzi di trasporto. Questa villa é stata costruita come una casa di campagna per i proprietari ed é molto bella, con pavimenti in cotto antico, 2 caminetti, alti soffitti a travi e luminosissima. Misura circa 240mq, su due livelli, ed é così suddivisa: of which have walk in closets and one master with little terrace overlooking garden. Piano terra: ingresso con bagno ospiti, salotto con caminetto, grandissime finestre che affacciano sul giardino privato, completamente recintato. Zona pranzo fuori la cucina. Cucina grande, moderna e completa di tutto. Primo piano: 4 camere da letto, tre delle quali con cabine armadio e quella padronale con piccolo terrazzo che affaccia sul giardino.

La villa ha un sistema di allarme, TV satellitare e collegamento Internet. E' stata ristrutturata recentemente. Il parco privato e recintato che circonda la villa misura circa 5.000mt Ci sono in totale 5 ville in questo complesso, tutte appartenenti al proprietario che vive in due di queste. La proprietà é sicura ed i giardini vengono curati dal proprietario.

Photos / Images:







