

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 1391

Area: HT24-CASSIA - GIUSTINIANA

Near: Cassia-giustiniana

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Ground

Sqm: 420

Outdoor Sqm: 1700

Outdoor Space: Large Private Garden

furnished: Semi (kitchen & Bath)

Type of decor: Antique

State of decor: Excellnet

Total rooms: 6

Living room: Spacious, Fireplace

Dining room: In Living Room

Double bedrooms: 4

Single bedrooms: 0

Bathrooms: 3

Bathroom type: 1-tub, 1 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 Garage

Public transport: Metro Giustiniana

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses: 200

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Built in closets
 - ✓ Children allowed
 - ✓ Close to park
 - ✓ Dining room
 - ✓ Dishwasher
 - ✓ Double windows
 - ✓ Fireplace
 - ✓ High ceilings
 - ✓ Independant house
 - ✓ Internal stairwell
 - ✓ Pets allowed
 - ✓ Previously rented
 - ✓ Public transport
 - ✓ Satellite
 - ✓ Shower
 - ✓ Terrace
 - ✓ Tub
 - ✓ Two entry doors
 - ✓ View
 - ✓ Washing machine
 - ✓ Wooden Ceils
-

Detailed Description:

Solo clientela estera. Available from September 2024.

Villa-Giustiniana: 420mq. Lovely, fully restored home with private garden. Entrance, living with fireplace, 4 bedrooms, 3 baths, family room, terrace, parking. Secure, close to Train. Ref #1391

Villa

This lovely independent house is located near the corner of the Via Cassia and Via Giustiniana, in a private well-kept complex with 24 hour security. The home is not far from the Giustiniana train station, international schools and supermarkets, shops, etc. The house is approx. 400mq distributed over 3 levels as follows:

-Entrance for the car into private car park\garage. Large front yard, perfect for kids or domestic animals. Entrance, living room is very spacious with fireplace, antique cotto floors, lots of natural light and silent.

-kitchen: Well equipped kitchen, fully equipped, exit directly onto garden.

- bedrooms: 3 bedrooms, including 2nd floor mansard. Family room: spacious, converted basement with exit onto terrace has bath, bedroom and large family room.

-Baths: 4 bathrooms, 2 with tube, 2 with shower.

Garden: 1700mq. Private garden with mature trees, lots of space for outdoor dining, entertaining or family activities.

This is a lovely house, done in the style of a Tuscan Villa, not far from shops, the St. Dominique International School and connected to Rome center via the Train.

Photos / Images:







