

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 1993

Area: HT12-S.SABA-PORTA LATINA-METRONIO

Near: Aventino\ s.saba

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: Ground

Sqm: 120

Outdoor Sqm: 150

Outdoor Space: Large Garden/terrace

furnished: Yes (fully)

Type of decor: Modern

State of decor: Excellent, New

Total rooms: 3

Living room: Spacious Living, Fireplace

Dining room: Garden, Terrace

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: 2-new, Both With Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Large, Custom Kitchen

Cooking facilities: Gas Cookers+oven

Heating: Central Heating

Floor type: Parquet

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses, Metro,

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses: 250

Other expenses: 1700

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Fireplace
- ✓ Internal stairwell
- ✓ Public transport
- ✓ Shower
- ✓ Two entry doors

- ✓ Balcony
- ✓ Close to park
- ✓ Double windows
- ✓ Garden
- ✓ Pets allowed
- ✓ Safe Box
- ✓ Tennis
- ✓ Washing machine

- ✓ Built in closets
- ✓ Dining room
- ✓ Elevator
- ✓ High ceilings
- ✓ Previously rented
- ✓ Satellite
- ✓ Terrace

Detailed Description:

Apartment

This lovely garden flat is located in an excellent residential area just outside the antique walls beyond San Saba. There are a number of shops within walking distance and one may walk to the Metro B/Piramide station or center very quickly. This apartment is approx. 120mq. in addition to a private garden and divided as follows:

FIRST LEVEL:

On the first level we have an entrance into large open space living-dining room with light colored parquet floors, high ceilings, air conditioning, lots of built in libraries and cabinets and entire wall of sliding doors opening onto private terrace. -Kitchen: Beautiful modern kitchen, fully renovated and equipped with marble counter tops, lots of cabinets, washing machine, dishwasher, large fridge and window overlooking terrace. -Bedroom: Master bedroom with wall of built in closets, fireplace, built in libraries, air conditioning and sliding door opening onto terrace. -Bath: Modern Bathroom with custom shower, sink, bidet and W/C.

TERRACE-GARDEN: Large private paved garden with mature trees, ample space for outdoor dining, entertaining, BBQ. Excellent play area for children or animals.

LOWER LEVEL:

Down one flight of comfortable stairs, we have: 2nd Bedroom with air conditioning, walk in closets and windows overlooking quiet interior court. -Bathroom: Large bathroom with oversized shower, double basin and lots of storage space.

The apartment was completely renovated new, (2018), to the highest modern standards. Quiet, bright and with a large garden and terrace, it has the feeling of a truly independent home, walking distance to the metro, Ostiense station and Center. The home comes with a parking space as well.

Area

The area of San Saba is a very prized residential neighbourhoods, just walking distance from Testaccio, very well serviced by the B metro line and walking distance to the Ostiense station as well, with connections to the airport and seaside. There are a large number of supermarkets, and Rome's most well-known open market in Testaccio is within walking distance.

S. Saba: 120 mq, Ingresso, salone camere, 2 bagni, cucina nuova, giardino e terrazza privata, parcheggio per una macchina. Luminoso, silenzioso, vicino centro, FAO e la metro. Rif 1993

Appartamento

Grande appartamento con giardino in una zona residenziale subito fuori le antiche mura di San Saba. Parecchi negozi raggiungibili a piedi così come la Metro B e la stazione Piramide ed il centro. L'appartamento si sviluppa sul piano terra ed seminterrato La casa è così suddivisa:

PRIMO LIVELLO

Al primo livello si accede direttamente in un grande soggiorno-pranzo con parquet in delicati colori, soffitti alti, aria condizionata, tante librerie a muro, armadi ed una intera parete di porte scorrevoli dalle quali si accede sul terrazzo privato. - Cucina: Bellissima cucina moderna appena ristrutturata con ripiani in marmo, tanti pensili, lavatrice, lavastoviglie, grande frigorifero e finestra che affaccia sul giardino Zona notte: Camera da letto padronale con una parete di armadi a muro, caminetto, librerie a muro, aria condizionata e porta scorrevole che affaccia sul giardino. Bagno: Moderno con cabina doccia fatta a misura, lavandino bidet e W/C.

TERRAZZO-GIARDINO: Grande giardino privato, pavimentato con grandi piante, ampio spazio per ricevere e pranzare all'aperto, barbecue. Grande spazio giochi per bambini e cani.

LIVELLO INFERIORE

Scendendo un comodo piano di scale troviamo: Seconda camera da letto con aria condizionata, cabina armadio e

finestra con affaccio su un cortile interno. Bagno: Doccia grande, doppio lavabo e tanti spazi contenitori. L'appartamento é stato appena completamente rinnovato (2018), ad altissimo livello di qualità e design. Tranquillo, luminoso, con grande giardino e terrazzo, ha veramente il fascino di una casa indipendente a pochi passi dalla metro, dalla stazione Ostiense e dal Centro. i ed il più famoso mercato rionale di Roma. il mercato appunto di Testaccio.

Photos / Images:





