

# CROFT

## REAL ESTATE

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**Property Code:** 1999

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

**Near:** Aventino\s.saba

**Region:** Lazio

**Province:** Roma

**Property Type:** Villa

**Floor:** Independent

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**Sqm:** 75

**Outdoor Sqm:** 400

**Outdoor Space:** Large Garden And Terrace

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent, New

**Total rooms:** 2

**Living room:** Spacious Living

**Dining room:** Garden

**Double bedrooms:** 1

**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:** Independent Gas

**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:** 200

**Other expenses:** 150 Parking Space

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
  - ✓ Close to park
  - ✓ Dishwasher
  - ✓ High ceilings
  - ✓ Loft Bedroom
  - ✓ Public transport
  - ✓ Tennis
  - ✓ Built in closets
  - ✓ Cloths dryer
  - ✓ Double windows
  - ✓ Independant house
  - ✓ Pets allowed
  - ✓ Satellite
  - ✓ Two entry doors
  - ✓ Children allowed
  - ✓ Dining room
  - ✓ Garden
  - ✓ Internal stairwell
  - ✓ Previously rented
  - ✓ Shower
  - ✓ Washing machine
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## Detailed Description:

Free around May 2025

**Aventino-S.Saba:** Independent Tuscan style Villa. Completely new, modern and spacious 1 Bedroom, 2 Bath, living room, custom kitchen, large private terrace and garden, parking. Bright, silent. Near FAO, Center, metro and all services. Ref #1999

Truly a unique opportunity to live in an independent Tuscan style stone farmhouse in the center of Rome which has been completely renovated to a high modern standard. 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. The villa is approx. 75mq. in addition to a private garden OF 400mq and divided as follows:

### FIRST LEVEL:

The villa is entered via private garden entrance. On the first level we have an entrance into large open space living-dining room with light colored parquet floors, high ceilings, air conditioning, and door opening onto private terrace. - Kitchen: Beautiful modern kitchen, fully renovated and equipped with marble counter tops, lots of cabinets, washing machine and dryer ,dishwasher, -Bathroom: Modern, fully renovated bathroom with oversized shower, sink, bidet and WC.

### SECOND LEVEL:

Bedroom: Master bedroom with wall of built in closets, built in libraries and air conditioning, -Bath: Modern Bathroom with shower sink, bidet and WC.

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

The villa 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.

**Zona S. Saba-** Villino d'epoca indipendente, appena ristrutturato e completamente arredato.

Riscaldamento autonomo. Aria Condizionata caldo freddo. Lavatrice. Asciugatrice. Lavastoviglie. Impianto di allarme. Rif. 1999

Circa 70 mq, con un giardino indipendente di 400 mq. Salone, camera da letto, 2 bagni, cucina nuova, parcheggio privato. Luminoso, silenzioso, vicino al centro, alla FAO e alla metro. 20 minuti a piedi per il Campidoglio.

Il giardino è illuminato e recintato. È mantenuto e curato dalla proprietà con i necessari periodici interventi.

Parecchi negozi e caffetterie sono a breve distanza. Fermata di autobus per il centro a 50 metri. Stazione Piramide Metro B a cinque minuti di passeggio.

L'appartamento si sviluppa su Piano Terra e Piano Superiore così suddivisi.

## PRIMO LIVELLO

Grande spazio Soggiorno-Pranzo con parquet in delicati colori, soffitti alti, aria condizionata. - Cucina: bellissima, moderna, ristrutturata con ripiani in marmo e dotata di lavastoviglie e molti pensili. Grande frigorifero e finestra che affaccia sul giardino. Dalla cucina si accede direttamente allo spazio esterno e all'impiantito di sapore rustico, attrezzato con tavolo e sedie.

-Bagno con doccia doppia lavandino, bidet e W/C.

## SECONDO LIVELLO:

Zona notte: Camera da letto padronale con una parete di armadi a muro. Bagno: con lavandino, bidet e W/C.

GIARDINO: Grande giardino privato, illuminato, con ampie zone pavimentate e grandi piante. Ampi spazi per ricevimenti, pranzi e cene all'aperto, barbecue. Mantenimento del verde a cura della proprietà

Il Casaleto è stato radicalmente ristrutturato (2018), con finiture ad altissimo livello di qualità e design. Tranquillo, luminoso, immerso nel verde, ha il fascino di un casale indipendente, a pochi passi dalla metro, dalla stazione Ostiense e dal Centro.

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Photos / Images:









