

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
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Property Code: 2201

Area: HT24-CASSIA - GIUSTINIANA

Near:

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Ground

Sqm: 350

Outdoor Sqm: 3000

Outdoor Space: Garden

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Exellent

Total rooms: 7

Living room: Spacious, Fireplace

Dining room: Separate Formal Dining

Double bedrooms: 5

Single bedrooms: 1

Bathrooms: 4

Bathroom type: Jacuzzi Tub, Showers

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New, Modern Fully Equipped

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Very Bright

Noise level: Silent

Parking: 2 Car Garage

Public transport:

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses: €350.00

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Built in closets
- ✓ Dining room
- ✓ Fireplace
- ✓ Indipendant house
- ✓ Loft Bedroom
- ✓ Satellite
- ✓ Tub
- ✓ Washing machine

- ✓ Alarm
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Garden
- ✓ Internal stairwell
- ✓ Pets allowed
- ✓ Shower
- ✓ Two entry doors

- ✓ Balcony
- ✓ Close to park
- ✓ Double windows
- ✓ High ceilings
- ✓ Jacuzzi tub
- ✓ Previously rented
- ✓ Terrace
- ✓ View

Detailed Description:

Giustiniana-Independent Villa : 350mq. with large private garden and swimming pool in secure complex: Newly renovated, spacious living room, chef's modern kitchen, 4 Bedroom, 4 bath, air conditioning, fireplaces, near International schools. rif 2201

VILLA

Located in the lush green area of Via della Giustiniana, close to the Via Cassia, GRA and near International Schools, in an elegant compound situated within green open spaces, splendid Villa with ample private garden and swimming pool. Inserted in a peaceful country setting, this secure complex is home to a number of private villas, protected by an electric gate. A short drive to the GRA or intersection of Cassia.

GROUND FLOOR:

Living Room: Entrance leading into spacious living room with fireplace, terracotta floors and several windows offering natural light and with views over the garden. Air conditioned space with double doors opening onto large outdoor covered terrace for dining al fresco.

KITCHEN: spacious fully equipped custom modern kitchen with fireplace, 2 ovens, piazza oven, microvave, lots of custom cabinetry and storage space and marble counter tops. Breakfast area with lovely views over garden.

SERIVE AREA: Maid's room and full bath located adjacent kitchen.

First floor: Up a comfortable flight of stairs, the second level has 4 bedrooms and 2 bathroom. Two large corner rooms with built in closts. A third smaller room may be used as guest room or study. 4th Room with large balcony overlooking garden. Bright and sunny, all rooms have air conditioning and parquet floors throughout.

Second Floor: This entire floor is dedicated to the master suite with a large walk in closet and onsuite bath with shower and jacuzzi tub and balcony overlooking the property. Air conditioning, parquet floors, this room is large enough for a lounging and relax area, double bed and or study.

Garden: 3000mq. Lush private garden with mature trees and shrubs, large patio terrace for outdoor dining and entertaining and private swimming pool. Ample storage space is located in an outdoor shed.

The Villa was recently renovated and is in excellent condition, complete with modern chef's kitchen, parquet floors, air conditininig throughout, lots of natrual light and very silent and is situated in a peaceful, green setting, a short drive to the AOSR American School, St. George's English School and the Islamic School

AREA-VILLA

Situata nella rigogliosa area verde di Via della Giustiniana, a ridosso della Via Cassia, del GRA e vicino alle Scuole Internazionali, in un elegante complesso immerso nel verde, splendida Villa con ampio giardino privato e piscina. La villa è stata recentemente ristrutturata ed è di ca. 350mq. così suddiviso:

Piano terra: ingresso che conduce in ampio soggiorno con camino, pavimenti in cotto e numerose finestre che offrono luce naturale e con vista sul giardino. Porte che si aprono su ampio terrazzo esterno coperto per mangiare all'aperto.

CUCINA: ampia cucina completamente attrezzata con camino, zona colazione. Camera e bagno di servizio situati su questo livello e bagno completo per gli ospiti.

Primo piano: 4 camere da letto, 2 con balcone e 2 bagni.

Soppalco al secondo piano: ampia camera extra con vasca idromassaggio completa in suite e cabina armadio, aria condizionata e pavimenti in parquet.

Giardino: 3000mq. Lussureggiante giardino privato con alberi maturi e arbusti, ampio patio terrazzato per mangiare all'aperto e intrattenere e piscina privata.

Photos / Images:











