CROFT
REAL ESTATE
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Property Code: 2204 **Area: HT43-NOMENTANA-VILLA TORLONIA**

Near: Villa Torlonia
Region: Lazio
Province: Roma
Property Type: Apartment
Floor: 2

Sqm: 220
Outdoor Sqm: 6
Outdoor Space: Small Balcony
furnished: Semi (kitchen & Bath)
Type of decor: Antique
State of decor: Excellent
Total rooms: 6
Living room: Spacious Triple Living Room

Dining room: Separate Formal Dining
Double bedrooms: 4
Single bedrooms: 0
Bathrooms: 2
Bathroom type: Bath Tube And Shower
Fridge/Freezer: Ff-full Size
Kitchen type: Large
State of Kitchen: New, Fully Equipped

Cooking facilities: Gas Cookers+oven
Heating: Independent Gas
Floor type: Parquet
Luminosity: Bright
Noise level: Silent
Parking: 1 Car Park
Public transport: Buses, Metro B
Building condition: Excellent

Year built: 1900
Neighboorhood: Central
Condo expenses: 250
Other expenses:
Term: Lt-1yr+
Utilities active:

Amenities:

- ✓ **Air conditioning**
- ✓ **Alarm**
- ✓ **Balcony**
- ✓ **Built in closets**
- ✓ **Children allowed**
- ✓ **Close to park**
- ✓ **Dining room**
- ✓ **Dishwasher**
- ✓ **Double windows**
- ✓ **Elevator**
- ✓ **High ceilings**
- ✓ **Pets allowed**
- ✓ **Public transport**
- ✓ **Safe Box**
- ✓ **Shower**
- ✓ **Sofa bed**
- ✓ **Stereo**
- ✓ **TV**
- ✓ **Tub**
- ✓ **View**
- ✓ **Washing machine**

Detailed Description:

NO USO RICETTIVO! ONLY DIPLOMATS.

Villa Torlonia: Elegant 4 bedroom, 2 bath, large formal living room, separate dining, study, modern equipped kitchen. Bright, silent, parquet floors, air conditioning, parking. Lovely flat near international schools, parks, center and transport. 2204

Apartment:

This flat is situated directly in front of the lovely Villa Torlonia park, in a well serviced area near the metro B and walking distance to a large number of nieghboorhood shops in the bustling Piazza Bologna and not far from the Historical Center as well as international schools. The apartment is located in a beautiful period villa on the second floor, (above mezzanine), and is approx. 220mq. divided as follows:

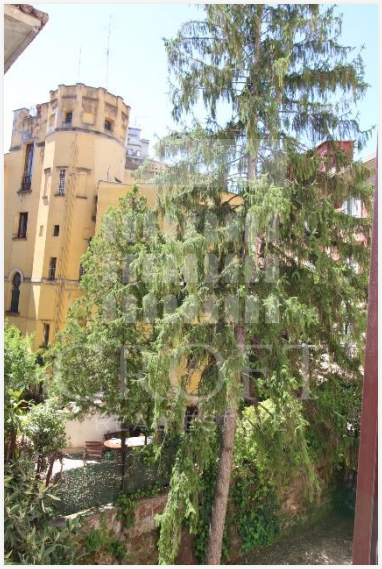
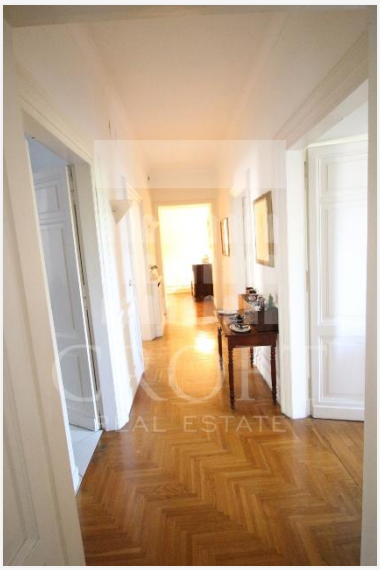
Entrance into formal foyer leading into sprawling triple living room with high ceilings, parquet floors, air conditioning and small balcony with floor to ceiling windows overlooking Villa Torlonia park. Adjacent living room is a large formal dining room which may also be used as a study or potential 5th bedroom with gilted sliding doors opening onto living room. -KITCHEN: Spacious, completly equipped and modern kitchen with small breakfast area. -BEDROOMS: 3 Bedrooms total: Master Bedroom: Built in closets, parquet floors, air conditinong, small balcony overlooking quite interior garden. -SECOND BEDROOM: Quiet room with parquet floors and A\C. -THIRD BEDROOM: Third bedroom currently used as a study with A\C. Study\Fourth Bedroom: Located near entrance is a 4th room which may be used as a study or 4th bedroom. -BATHROOMS: Two Full bathrooms, both renovated, one with tub and one with shower. -Parking: House comes with one reserved parking spot in the courtyard.

The home has been painstakingly renovated and is equipped with air conditinong throughout, beautiful parquet floors, high ceilings and receives lots of natural light from several windos overlooking quiet internatl gardens and Villa Torlonia. Many of the orignal features, including gilded sliding doors and light fixtures have been integrated into the modern renovation. A lovely home near to services, parks and the historical center.

Appartamento:
Questo appartamento è situato direttamente di fronte al bellissimo parco di Villa Torlonia, in una zona ben servita vicino alla metropolitana B ea pochi passi da un gran numero di negozi del quartiere nella vivace Piazza Bologna e non lontano dal centro storico e da scuole internazionali . L'appartamento si trova in una bella villa d'epoca al secondo piano, (sopra il soppalco), ed è di ca. 220mq. così suddiviso:

Ingresso nell'atrio formale che conduce nel vasto soggiorno triplo con soffitti alti, pavimenti in parquet, aria condizionata e balconcino con finestre a tutta altezza con vista sul parco di Villa Torlonia. Il soggiorno adiacente è una grande sala da pranzo formale che può essere utilizzata anche come studio o potenziale quinta camera da letto con porte scorrevoli dorate che si aprono sul soggiorno.
-CUCINA: Cucina spaziosa, completamente attrezzata e moderna con piccola zona colazione.
-CAMERE DA LETTO: 3 Camere da letto in totale: Camera da letto principale: Armadi a muro, pavimenti in parquet, aria condizionata, balconcino con affaccio su un tranquillo giardino interno. -SECONDA CAMERA DA LETTO: Camera tranquilla con pavimenti in parquet e A\C. -TERZA CAMERA: Terza camera attualmente adibita a studio con A\C. Studio\Quarta camera da letto: vicino all'ingresso si trova una quarta stanza che può essere utilizzata come studio o quarta camera da letto.

-BAGNI: Due Bagni completi, entrambi rinnovati, uno con vasca e uno con doccia. -Parcheggio: La casa dispone di un posto auto riservato nel cortile.

La casa è stata accuratamente ristrutturata ed è dotata di aria condizionata in tutti gli ambienti, splendidi pavimenti in parquet, soffitti alti e riceve molta luce naturale da diverse finestre che si affacciano sui tranquilli giardini interni e su Villa Torlonia. Molte delle caratteristiche originali, tra cui porte scorrevoli dorate e lampadari, sono state integrate nella moderna ristrutturazione. Una graziosa casa vicina ai servizi, ai parchi e al centro storico.

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