

# CROFT

## REAL ESTATE

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**Property Code:** 2206

**Area:** HT45-OLGIATA-LA STORTA-ISOLA FARNESE

**Near:** Olgiata

**Region:** Lazio

**Province:** Roma

**Property Type:** Villa

**Floor:**

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**Sqm:** 210

**Outdoor Sqm:** 900

**Outdoor Space:** Garden & Terrace

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 7

**Living room:** 1

**Dining room:** 1

**Double bedrooms:** 3

**Single bedrooms:** 2

**Bathrooms:** 3

**Bathroom type:** 2 Tub - 2 Shower

**Fridge/Freezer:** Ff-full Size

**Kitchen type:** Large

**State of Kitchen:** New

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet & Other

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** 1 Car Park

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1950+

**Neighborhood:** Country Side

**Condo expenses:** 100

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:** Illuminazione + Pulizia Nel Condo

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### Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Close to park
- ✓ Double windows
- ✓ Internal stairwell
- ✓ Shower
- ✓ Washing machine

- ✓ Balcony
- ✓ Close to lake
- ✓ Dining room
- ✓ Fireplace
- ✓ Jacuzzi tub
- ✓ Tub

- ✓ Basement Flat
  - ✓ Close to mountains
  - ✓ Dishwasher
  - ✓ Garden
  - ✓ Pets allowed
  - ✓ Two entry doors
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## Detailed Description:

Available from August 2026.

**Cassia-La Storta: Independent villa in small gated community, 1 homeoffice/study, 5 bedrooms, 3 bathrooms, lounge, dining room, kitchen, terrace, garden, AC in all bedrooms, private parking space. Ref. 2206**

**Villa** Tucked away on the leafy Via Cassia, this independent villa is a little gem. Originally a barn, it has recently been lovingly renovated and makes it a fantastic family home.

Located near St. George's international school, with local amenities such as a big supermarket, restaurants, cafès all a stone's throw away from the villa. The villa is within the famous Veio regional park and conveniently located for great day trips to lake Bracciano, lake Vico, and not far from the picturesque village of Calcata.

The villa is spread over two levels and is divided as follows:

**Ground floor:** Entrance into the lounge with fireplace and with 1 home office/study room, 1 guest bedrooms 1 bathroom with shower, kitchen.

**First floor:** First bedroom with ensuite bathroom and separate tub and shower with access to the terrace, second bedroom with access to the terrace, 1 bathroom with tub, third bedroom.

The private garden wraps around the villa and the landlord is willing to install an external jacuzzi. The back garden is perfect for alfresco dining and outdoor entertainment.

**Area** Located in the north of Rome, the villa is near all modern amenities; international schools; Via Trionfale and Via Cassia that get you into Rome, near the G.R.A. ring road and motorway for quick weekend getaways.

**Cassia, villino indipendente, 1 studiolo, 4 camere da letto, 3 bagni, salotto, sala da pranzo, cucina, terrazzo, giardino con parcheggio, aria condizionata in tutte le camere da letto. Rif 2206. Richiesta fidejussione bancaria di 12 mesi .**

**Villino-** Il villino è composto da 2 livelli.

**I livello:** doppio salone doppio con camino, cucina abitabile, 1 camera singola ospite piu una camere grande che puo essere usata come ufficio , 1 bagno.

**II livello:** prima camera con bagno ensuite con doccia e vasca separate con accesso al terrazzo, seconda camera con accesso al terrazzo, 1 bagno, terza camera

Il villino ha ampio giardino con parcheggio, e con l'opzione di installare una jacuzzi esterna.

**Zona-** Situata nel parco del Veio, è vicina alle scuole internazionali, ci sono negozi, supermercati, bar e ristoranti nelle vicinanze. Si raggiunge facilmente il GRA e autostrade.

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Photos / Images:







