

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 2207

Area: HT45-OLGIATA-LA STORTA-ISOLA FARNESE

Near:

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Ground

Sqm: 130

Outdoor Sqm: 850

Outdoor Space: Garden

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Excellent

Total rooms: 5

Living room: 1

Dining room: 1

Double bedrooms: 2

Single bedrooms: 1

Bathrooms: 2

Bathroom type: 1 Tub - 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Excellent

Cooking facilities:

Heating: Independent Gas

Floor type: Parquet

Luminosity: Very Bright

Noise level: Silent

Parking: 1 Car Park

Public transport:

Building condition: Excellent

Year built: 1950+

Neighborhood: Country Side

Condo expenses: 100

Other expenses:

Term: Lt-1yr+

Utilities active: Illuminazione + Pulizia Nel Condo

Amenities:

- ✓ Air conditioning
 - ✓ Close to lake
 - ✓ Double windows
 - ✓ High ceilings
 - ✓ Jacuzzi tub
 - ✓ Previously rented
 - ✓ Two entry doors
 - ✓ Built in closets
 - ✓ Close to park
 - ✓ Fireplace
 - ✓ Independant house
 - ✓ Loft Bedroom
 - ✓ Shower
 - ✓ Children allowed
 - ✓ Dining room
 - ✓ Garden
 - ✓ Internal stairwell
 - ✓ Pets allowed
 - ✓ Tub
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Detailed Description:

Via Cassia: Independent villa in small gated community, 1 homeoffice/study, 2bedrooms, 2bathrooms, lounge & dining room, kitchen, garden, AC in all bedrooms, private parking space. Ref. 2207

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 divided as follows:

Entrance into the lounge & dining area with fireplace. There is a home office/study room, and a kitchen. Down a corridor, there is the Master bedroom with ensuite bathroom. The master bedroom has also a loft area. Further down the corridor is the second bedroom and bathroom. Access to the garden is possible from all the bedrooms.

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, 2 camere da letto, 2 bagni, salotto con annesso sala da pranzo, cucina, giardino con parcheggio, aria condizionata in tutte le camere da letto. Rif 2207.

Villino

Il villino è composto da: grande soggiorno con camino, uno studiolo, cucina, ripostiglio, 2 camere da letto. La camera padronale ha il bagno in camera. In entrambe le camere da letto c'è l'aria condizionata e si può accedere al giardino direttamente dalle 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.

Photos / Images:





