

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 2245

Area: HT23-CAMMILLUCCIA-CORTINA D'AMPEZZO

Near: Camilluccia

Region: Lazio

Province: Roma

Property Type: Villa

Floor: 1-2

Sqm: 300

Outdoor Sqm: 300

Outdoor Space: Garden

furnished: Yes (fully)

Type of decor: Antique

State of decor: Excellent

Total rooms: 6

Living room: Double

Dining room: In The Ground Floor

Double bedrooms: 2

Single bedrooms: 1

Bathrooms: 2

Bathroom type: Double

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Very Good

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Little Light

Noise level: Silent

Parking: 1 Car Park

Public transport:

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses:

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Balcony
 - ✓ Built in closets
 - ✓ Cantina Cellar
 - ✓ Children allowed
 - ✓ Close to park
 - ✓ Cloths dryer
 - ✓ Dishwasher
 - ✓ Fireplace
 - ✓ Garden
 - ✓ High Floor 2+
 - ✓ High ceilings
 - ✓ Independant house
 - ✓ Internal stairwell
 - ✓ Pets allowed
 - ✓ Previously rented
 - ✓ Safe Box
 - ✓ Satellite
 - ✓ Shower
 - ✓ Sofa bed
 - ✓ TV
 - ✓ Terrace
 - ✓ Tub
 - ✓ Two entry doors
 - ✓ Washing machine
 - ✓ Wooden Ceils
-

Detailed Description:

**Cortina d'Ampezzo - Independent Villa with big garden. 300mq .2 floors . Completely furnished . 3 bedrooms ,
dinning ,double living. A/C Rif.2245.**

The villa was built in the 40s/50s on the Roman hills has a unique style, it can be compared to an English cottage to a chalet in the mountains to a Hollywood villa

The key words are elegance, timeless class, the recent restyling carried out by the Uruguayan designer Martin Castro has given even more prestige to the villa. Designed to accommodate those who love Interior description and the three levels:

First level on the ground floor we have a double living room with conversation area and dining area, 3 bedrooms, 1 of which with en suite bathroom and 2 adjacent bedrooms with 1 shared bathroom.

A spacious kitchen featuring a large fireplace and dining area for a more intimate lunch/dinner.

Second level: The villa also has a large attic living room on the upper floor which takes you into the atmosphere of a mountain cottage, where a 1/4 grand piano and a stube stove, a large wooden bookcase will make you experience unique moments.

Garden; The villa is surrounded by an external park that will make you experience the city as if you were in a green bubble.

Cortina d'Ampezzo - Villa Indipendente d'Ampezzo nasce il Cortina house garden. Rif.2245

La villa costruita negli anni 40/50 sulle colline romane ha uno stile unico, può essere accomunata ad un cottage inglese ad uno chalet in montagna ad una villa hollywoodiana

Le key word sono eleganza, classe senza tempo, il recente restyling effettuata dal designer uruguayano Martin Castro ha dato ancor più prestigio alla villa. Pensata per ospitare chi ama Descrizione Interni e dei tre livelli :

Primo livello al pian terreno abbiamo un doppio salone con zona conversazione e zona pranzo, 3 camere da letto di cui 1 con bagno in suite e 2 camere adiacenti con 1 sala da bagno condivisa.

Una cucina spaziosa caratterizzata da un grande camino e tinello per un pranzo/cena più raccolta.**Secondo Livello** La villa ha poi un ampio salone mansardato al piano alto che ti porta nell' atmosfera di un cottage di montagna, dove un pianoforte a 1/4 di coda ed una stufa stube ,una ampia libreria in legno ti faranno vivere momenti unici.La villa è circondata da un parco esterno che ti farà vivere la città come se fossi in una bolla nel verde

Photos / Images:









