

CROFT

REAL ESTATE

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Property Code: 2259

Area: HT50-Castel di Leva-Vallernello

Near: Eur-castel Di Leva

Region: Lazio

Province: Roma

Property Type:

Floor:

Sqm: 230

Outdoor Sqm: 100

Outdoor Space: Large Private Terrace And Gardens

furnished: Yes (fully)

Type of decor: Mix-ecletic

State of decor: Very Good

Total rooms: 6

Living room: Spacious Living Room

Dining room: Seperate

Double bedrooms: 3

Single bedrooms: 1

Bathrooms: 3

Bathroom type: Tub And Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Very Good Condition

Cooking facilities: Gas Cookers+oven

Heating:

Floor type: Ceramic Tiles

Luminosity: Very Bright

Noise level: Silent

Parking: 2 Car Garage

Public transport: Buses

Building condition: Excellent

Year built: 1930-1940

Neighborhood: Country Side

Condo expenses: 300

Other expenses:

Term:

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Dishwasher
- ✓ High ceilings
- ✓ Public transport
- ✓ Tub
- ✓ Washing machine

- ✓ Built in closets
- ✓ Close to park
- ✓ Doorman
- ✓ Independant house
- ✓ Shower
- ✓ Two entry doors

- ✓ Cantina Cellar
- ✓ Dining room
- ✓ Garden
- ✓ Previously rented
- ✓ Terrace
- ✓ View

Detailed Description:

Apartment

Located in proximity of EUR, on a large private sprawling country estate, this special property is part of a complex of private little Villa's on a very well kept, secure property. Close by are supermarkets, services and transport via Bus to the center. Also walking distance to the Britannica English International school for children 3-11. This Villa is approx. 200sq. in addition to a large private terrace and shared use of immense gardens and divided as follows: The home's entrance opens directly onto a 100sq. private terrace with pleasant views of the surrounding countryside. Entrance - large entrance foyer leading into living: LIVING ROOM: Spacious, bright room with several windows overlooking gardens, high ceilings, original tiled floors. DINING: Adjacent formal dining room large enough for 12 people. KITCHEN: Large, fully equipped kitchen. Not recently renovated but in excellent condition. Bedrooms: Three double bedrooms, all quiet and each with pleasant country views. BATHROOMS: 3 Bathrooms, including one with full size tub. In addition there is a little laundry/ironing room.

The Villa has built-in wardrobes, air conditioning, independent heating and comes with a small storage cellar. This property offers one the unique advantage of living on a large 30 ac. country estate, well kept and cared for, walking distance to International Schools and near shops, services and EUR. In addition there is ample parking for two cars as well as visitor parking on the private gated estate.

Area

This area represents a nice compromise between outright country living, yet not too far from EUR center and Rome itself. There are a number of sporting clubs nearby, including a Tennis and Pool both within walking distance from this property, as well as the Britannica English school just adjacent to the property. There is a bus which stops on the main street going directly to San Giovanni Metro. Also within walking distance is a supermarket, some little neighborhood shops, etc. The area is known as Castel di Leva, in the Roman countryside just minutes from EUR, near supermarkets, services and bus lines going directly to the center. A short drive to IFAD, and quick access to Fiumicino and adjacent NATO College.

Appartamento

Situata in prossimità dell'EUR, in una grande tenuta di campagna privata, questa proprietà speciale fa parte di un complesso di villette private in una proprietà molto ben tenuta e sicura. Nelle vicinanze si trovano supermercati, servizi e trasporti tramite Autobus per il centro. Anche a distanza di veglia dalla scuola Britannica English International per bambini 3-11. Questa villa è di ca. 200 mq. oltre ad un ampio terrazzo privato e ad uso condiviso di giardini immensi e così suddivisi:

L'ingresso della casa si apre direttamente su un giardino di 100mq. terrazza privata con piacevole vista sulla campagna circostante. Ingresso - ampio foyer d'ingresso che conduce al soggiorno:

SOGGIORNO: camera spaziosa e luminosa con diverse finestre che si affacciano sui giardini, soffitti alti, pavimenti piastrellati originali.

PRANZO: sala da pranzo formale adiacente abbastanza grande per 12 persone. CUCINA: ampia cucina completamente attrezzata. Non recentemente ristrutturato ma in ottime condizioni.

Camere da letto: tre camere matrimoniali, tutte silenziose e ognuna con piacevoli viste sulla campagna.

BAGNI: 3 Bathrooms, di cui uno con vasca full size. Inoltre c'è una piccola lavanderia/stireria.

La Villa dispone di armadi a muro, aria condizionata, riscaldamento autonomo ed è dotata di una piccola cantina di sgombero. Questa proprietà offre il vantaggio unico di vivere su un grande 30 ac. tenuta di campagna, ben tenuta e curata, a pochi passi dalle Scuole Internazionali e vicina a negozi, servizi ed EUR. Inoltre c'è un ampio parcheggio per

due auto e un parcheggio per i visitatori nella tenuta privata recintata.

La zona

La zona è conosciuta come Castel di Leva, nella campagna romana a pochi minuti dall'EUR, vicino a supermercati, servizi e linee di autobus diretti al centro. A breve distanza in auto dall'IFAD e un rapido accesso a Fiumicino e all'adiacente NATO College.

Photos / Images:





