

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 2306

Area: HT24-CASSIA - GIUSTINIANA

Near: Cassia-marymount School

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 2

Sqm: 100

Outdoor Sqm: 15

Outdoor Space: Terrace And Balcony

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Modern, Excellent

Total rooms: 3

Living room: Bright, Opens To Terrace

Dining room: In Living Area

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: Both Modern With Showers

Fridge/Freezer: Ff-full Size

Kitchen type: Open Plan

State of Kitchen: New, Modern, Fully Equipped

Cooking facilities: Electric Cookers+oven

Heating: Central Heating

Floor type: Parquet

Luminosity: Very Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses

Building condition: Good

Year built: 1950+

Neighborhood: Residential

Condo expenses: 100

Other expenses: Heating

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Double windows
- ✓ High ceilings
- ✓ Terrace

- ✓ Balcony
- ✓ Close to park
- ✓ Elevator
- ✓ Public transport
- ✓ Washing machine

- ✓ Built in closets
 - ✓ Dishwasher
 - ✓ High Floor 2+
 - ✓ Shower
-

Detailed Description:

SOLO EXPATS - NO USO RICETTIVO

Cassia-San Godenzo Spacious living, modern kitchen, 2 Bedrooms, 2 baths, terrace and balcony. Newly renovated, bright, air conditioning, near shops, services. Rif#2306

Apartment

This flat is located at the beginning of the Via Cassia on Via San Godenzo, in a residential neighborhood with supermarkets and shops in walking distance. Also not far from the center and near to International Schools. The apartment has been completely renovated and is situated in a well-kept building on the 2nd floor with an elevator, is approx. 100mq. in addition to two terraces and is divided as follows:

Entrance: Entrance foyer with large built-in closets. **LIVING ROOM:** Spacious, bright living room with high ceilings, air conditioning, bright and silent. Exit directly onto liveable wrap-around terrace with an awning overlooking the street.

Kitchen: Modern, fully equipped kitchen with lots of counter space and breakfast bar.

Master Bedroom: a nice double bedroom, with plenty of sunlight, air conditioning, and parquet floors. **Master Bath:** On-suite bath with ample custom shower.

Bedroom 2: Located at the opposite end of the apartment, guest double bedroom, with access to a little private terrace. Bright, silent, built-in closets and air conditioning.

Bathroom 2: situated in the common hall next to the second bedroom. Full bath with oversized shower.

This modern apartment has all the modern conveniences such as AC throughout the property, and a new hot water heater. Spacious open-space living, that allows for a lot of natural light. Elegant porcelain stoneware has been used throughout the property. This property is perfect for a young family and is close to international schools, such as American Overseas School, Marymount International School, and Rome International School.

Area

The apartment is just off the Via Cassia, with easy access to Grande Raccordo Anulare (Rome's ring road). The neighborhood is well-serviced with a local supermarket, ironmonger, and dry cleaner. On the main road, Via Cassia, one can find all the expected amenities from big supermarkets, to banks, non-food retailers and etc.

Appartamento

Appartamento con 2 camere da letto recentemente ristrutturato situato in una zona residenziale appena fuori dalla trafficata Via Cassia.

L'appartamento misura circa 100 mq ed è così suddiviso:

Ingresso: un piccolo disimpegno si apre su uno spazioso soggiorno open-space, con cucina open-space.

Cucina: una cucina a vista, moderna e completamente attrezzata. La zona giorno è dotata di una bella porta finestra che dà accesso ad un bel terrazzo lungo che si snoda intorno all'immobile.

Camera da letto principale: una bella camera matrimoniale, molto soleggiata.

Bagno: bagno privato con ampia doccia.

Camera 2: dall'altra parte dell'appartamento si trova una seconda camera matrimoniale, con accesso al balcone.

Bagno: situato accanto alla seconda camera da letto, un moderno bagno con doccia.

L'appartamento moderno ha tutti i comfort moderni come aria condizionata in tutta la casa e un nuovo scaldabagno. Ampio soggiorno open-space, che consente molta luce naturale. Questa proprietà è perfetta per una giovane famiglia ed è vicina a scuole internazionali, come la American Overseas School, la Marymount International School e la Rome International School.

Zona

L'appartamento si trova appena fuori dalla Via Cassia, con facile accesso al Grande Raccordo Anulare. Il quartiere è ben servito con un supermercato di quartiere, un ferramenta e una lavanderia. Sulla strada principale, Via Cassia, si possono trovare tutti i servizi dai grandi supermercati, alle banche, giornalaio ed ecc.

Photos / Images:



