

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 2307

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:

NO USO RICETTIVO

Cassia-San Godenzo Spacious living, modern kitchen, 2 Bedrooms, 2 baths, terrace and balcony. Newly renovated, bright, air conditioning. Rif#2307

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.

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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 a vista.

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

Corridoio: che porta alla zona notte, ha una zona lavanderia celata dietro a due ante a mo di armadio.

Camera da letto principale: una bella camera matrimoniale, molto soleggiata con accesso al terrazzo. **Bagno:** bagno in camera con ampia doccia.

Camera 2: daccanto alla camera principale, 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 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, giornali ed ecc.

Photos / Images:



