

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: 2308

Area: HT45-OLGIATA-LA STORTA-ISOLA FARNESE

Near: St. George's British International School

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 220

Outdoor Sqm: 1000

Outdoor Space: Large Private Garden

furnished: Semi (kitchen & Bath)

Type of decor: Mix-ecletic

State of decor: Modern, Excellent

Total rooms: 7

Living room: Spacious Living, Fireplace

Dining room: In Living Room & Terrace

Double bedrooms: 3

Single bedrooms: 1

Bathrooms: 3

Bathroom type: Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New, Modern, Fully Equipped

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Parquet & Other

Luminosity: Very Bright

Noise level: Silent

Parking: 2 Car Garage

Public transport:

Building condition: Modern

Year built: 1950+

Neighborhood: Country Side

Condo expenses: 300

Other expenses:

Term: Lt-1yr+

Utilities active: Gardner Is A Must: €200 Retainer + Extras When Needed

Amenities:

- ✓ Air conditioning
 - ✓ Cantina Cellar
 - ✓ Close to park
 - ✓ Dishwasher
 - ✓ Fireplace
 - ✓ Indipendant house
 - ✓ Satellite
 - ✓ TV
 - ✓ Two entry doors
 - ✓ Alarm
 - ✓ Children allowed
 - ✓ Cloths dryer
 - ✓ Doorman
 - ✓ Garden
 - ✓ Internal stairwell
 - ✓ Shower
 - ✓ Tennis
 - ✓ Washing machine
 - ✓ Built in closets
 - ✓ Close to lake
 - ✓ Dining room
 - ✓ Double windows
 - ✓ High ceilings
 - ✓ Pets allowed
 - ✓ Sofa bed
 - ✓ Terrace
-

Detailed Description:

Villa

This lovely villa has just been renovated and is in the exclusive gated community of Olgiata. The Olgiata train station, a resident-only station, provides the perfect commute into Rome and is only a 30' train ride into Valle Aurelia. The property comes with 2 parking spots in the parking lot. Conveniently located near St. George's British International School, St. Dominique and Acorn International School and Grande Raccordo Anulare (Rome's ring road). This modern villa has been designed using the latest energy-saving technology, best-in-class solar panels on the roof, yet has warm wooden floors throughout the property. The property is south-facing, hence exposed to sunlight all year round.

The villa is approx 270mq. (220q. net space) and is divided into three levels.

Ground floor: Entrance, into a spacious double living room with large French windows with access to the well-kept garden. Double living room: cozy lounge area with functioning fireplace and dining area. Kitchen: modern and sleek design, with brand, high-end appliances. Bedroom: a good-sized double bedroom. Bathroom: an elegant bathroom, with a big shower.

First floor: Landing, versatile design to allow a small office area. Bedroom 1: a nice double bedroom, with built-in closets that allow for plenty of storage space. Bedroom 2: a second big bedroom also with built-in closets. Bathroom: a nice bathroom with a shower.

Basement: A big hobby room dominates the basement floor. It is the perfect recreational room and is big enough to host a pool table. A second fireplace in this room confers an intimate and fun atmosphere. Laundry room: is located next to the hobby room, fully accessorized with a washer and dryer. Stock room: a handy stock room next to the laundry room perfect as extra storage space.

Garden: Lush private garden of approx. 1000 sqm, beautifully landscaped with mature trees, plants, a large cod pond and ample outdoor terraced area with BBQ. A lovely oasis of peace and sun .

This charming home has been recently updated and is located within the prized Olgiata complex, complete with a country club, award-winning golf course and offers many on-site amenities, such as restaurants, pool, horseback riding and training. Wonderful home for a family, near all international schools.

Area

The gated community of Olgiata is very popular amongst expats due to its 24-hour security surveillance and its lush surroundings. Olgiata boasts amongst other amenities, its own Country Club with its tennis school and pool, Ribot bistrot, Golf club, and riding stables.

Villa

Questa deliziosa villa è stata appena ristrutturata e si trova nell'esclusivo comprensorio dell'Olgiate. Dotata di 2 posti macchina nella piazzetta. La stazione ferroviaria dell'Olgiate, una stazione riservata ai soli residenti, è perfetta per chi deve fare il pendolare fino a Roma in quanto il tragitto fino a Valle Aurelia è di circa 30 minuti. La villa si trova vicino a St. George's British International School, St. Dominique e Acorn International School e con facile accesso al Grande Raccordo Anulare. Questa villa moderna è stata progettata utilizzando la più recente tecnologia di risparmio energetico, i migliori pannelli solari sul tetto, ha caldi pavimenti in legno in tutta la proprietà. L'immobile è esposto a sud, quindi esposto al sole tutto l'anno.

La villa è di circa 270 mq ed è suddivisa su tre livelli.

Piano Terra: Ingresso, un ampio soggiorno doppio con porte finestre che dà accesso al giardino. Doppio soggiorno: accogliente zona lounge con camino funzionante e zona pranzo. Cucina: design moderno ed elegante, con elettrodomestici di marca e di fascia alta. Camera da letto: una camera matrimoniale di buone dimensioni. Bagno: un bagno elegante, con una grande doccia.

Primo piano: pianerottolo, di design versatile per consentire una piccola zona ufficio. Camera da letto 1: una bella camera matrimoniale, con armadi a muro che consentono molto spazio per riporre gli oggetti. Camera 2: una seconda grande camera anch'essa con armadi a muro. Bagno: un bel bagno con doccia.

Seminterrato: Una grande sala hobby domina il piano seminterrato. Taverna perfetta per metterci un tavolo da biliardo. Un secondo camino in questa stanza dona un'atmosfera intima e divertente. Zona lavanderia: si trova accanto alla sala hobby, completamente accessoriata con lavatrice e asciugatrice. Cantina: una cantina accanto alla lavanderia.

Giardino: è di circa 900 mq, ben curato, un'oasi di tranquillità.

Area

Il comprensorio dell'Olgiate è molto popolare tra gli expats grazie alla sua sorveglianza vigilata H24 e per i suoi spazi verdi. L'Olgiate vanta tra gli altri servizi, un suo Country Club con scuola di tennis e piscina, Ribot bistrot, Golf club e maneggio.

Photos / Images:









