

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 2326

Area: HT01-CENTRO-Popolo-Spagna-Trevi

Near:

Region: Lazio

Province: Roma

Property Type: Villa

Floor:

Sqm: 100

Outdoor Sqm: 100

Outdoor Space: Large Private Outdoor Patio And Terrace

furnished: Yes (fully)

Type of decor: Modern

State of decor: Newly Restored

Total rooms: 4

Living room: Spacious, Bright

Dining room: Seperate Formal Dining

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: Both Modern With Showers

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: Ceramic Tiles

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Metro A

Building condition: Excellent

Year built: 1950+

Neighborhood: Central

Condo expenses: 500

Other expenses:

Term: 1-12 Months

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Close to park
- ✓ Dishwasher
- ✓ High ceilings
- ✓ Public transport
- ✓ TV
- ✓ View

- ✓ Built in closets
- ✓ Cloths dryer
- ✓ Double windows
- ✓ Independant house
- ✓ Safe Box
- ✓ Terrace
- ✓ Washing machine

- ✓ Children allowed
 - ✓ Dining room
 - ✓ Garden
 - ✓ Pets allowed
 - ✓ Shower
 - ✓ Two entry doors
 - ✓ Wooden Ceils
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Detailed Description:

Center-Popolo: Beautiful, unique independent villa on private street. Modern, newly renovated 2 Bedroom, 2 bath, living room, dining room or study, large private terrace, parking. #2326

Gorgeous villa tucked away on a small alley, just a 5' walk from Flaminio metro station/Piazza del Popolo. This independent villa sits on a hillside overlooking Via Flaminio, there is a nice patio perfect for outdoor entertainment. The villa comes with a private parking slot, a rare commodity for properties in the historic centre of Rome.

The villa is fully furnished, it has an elegant yet eclectic feel with its juxtaposition of modern and antique pieces. The villa is approx 120 sqm and is divided as follows:

Living room: spacious living room with oversized windows and double doors opening onto outdoor terrace, impeccably renovated and modernly furnished with couches, coffee table and TV.

Dining room: elegant yet minimalist dining room, a dining table for 6 guests, and 2 chinoiserie sideboards

Kitchen: a fully equipped modern kitchen with good counter space SMEG appliances

Laundry room/guest lavatory: a small bathroom that also double-acts as a laundry room

Master bedroom: a modern master bedroom with a built-in closet and with has its safety box

Bathroom 1: the master bedroom has its en-suite bathroom. A stylish bathroom with WC, bidet, basin and with an ample walk-in shower

Guest bedroom: a lovely bedroom with twin beds, with French windows with access to the patio

Bathroom 2: the guest bathroom also has its own en-suite bathroom. Replicating the same style and elegance as the en-suite bathroom in the master bedroom – with WC, bidet, basin and an ample walk in shower.

Patio: a lovely patio, big enough for al fresco entertainment, with a dining table for 6 guests, fully surrounded by trees and plants. A unique vantage point, so immersed in nature that one can be forgiven for thinking to be living in the countryside and not in the beating heart of the Eternal City.

A lovely villa, for those who crave serenity, peace, and quiet whilst living in the heart of Rome. Its stylish decor and functional floorplan with its 2 bedrooms and en-suite bathrooms, living and dining, and separate kitchen, make this property a special villa, with superb setting and outdoor space. All modern amenities are within walking distance.

Area

The villa is conveniently located in the heart of Rome, yet secluded on a hillside away from the hustle and bustle of the busy city. Great location in terms of public transport, all within walking distance from; Flaminio metro station, tram hub, and Flaminio's train station. There's a fresh produce market at the foot of the hill, Carrefour supermarket near Flaminio train station, Via Flaminia is full of cafés, restaurants, and take-aways – it is a busy office area during the day, and various shops that cater for daily needs.

Photos / Images:





