

CROFT

REAL ESTATE

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Property Code: 2422

Area: HT12-S.SABA-PORTA LATINA-METRONIO

Near: Aventino\s.saba

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Ground

Sqm: 100

Outdoor Sqm:

Outdoor Space: Giardino Condominiale

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Excellent

Total rooms: 3

Living room: Spacious Living

Dining room: In Living Area

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 1

Bathroom type: 1-tub, 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Marble

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses, Metro B

Building condition: Excellent

Year built: 1900

Neighborhood: Central

Condo expenses:

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Garden
- ✓ Public transport

- ✓ Alarm
- ✓ Close to park
- ✓ Double windows
- ✓ Internal stairwell
- ✓ Shower

- ✓ Built in closets
 - ✓ Dining room
 - ✓ Fireplace
 - ✓ Pets allowed
 - ✓ Tub
-

Detailed Description:

Apartment in a Period Villa – 100 sqm Fully Renovated

Living room, two double bedrooms, eat-in kitchen, large bathroom. Ref#2422.

Located in a prestigious period villa within an exclusive and quiet residential area, we offer an elegant ground-floor apartment of approximately 100 sqm, which has been completely and tastefully renovated.

Main Features:

Living Area: A large, bright living room featuring prestigious marble floors and high ceilings decorated with original crown molding. A grand period fireplace adds character to the room (Note: The fireplace is decorative only and non-functional due to local municipal regulations).

Kitchen: A modern, spacious eat-in kitchen, fully furnished and equipped with all appliances.

Sleeping Area: Two generously sized double bedrooms, finished with high-quality materials and preserved period details, including original wooden window frames and security grilles.

Bathroom: A contemporary bathroom with a large walk-in shower and designer finishes.

Technical Details:

Brand-new systems (plumbing and electric) and heating via restored vintage cast-iron radiators.

Refined exterior setting with a stone-paved entrance driveway.

Appartamento in Villino d'Epoca – 100 mq Ristrutturati. Soggiorno, due camere da letto doppie, cucina abitabile, grande bagno. Rif#2422.

In prestigioso villino d'epoca situato in una zona residenziale esclusiva e silenziosa, proponiamo un elegante piano terra di circa 100 mq, completamente e finemente ristrutturato.

Caratteristiche principali:

Zona Giorno: Ampio salone luminoso con prestigiosi pavimenti in marmo e soffitti alti decorati con stucchi originali. Un grande camino d'epoca arricchisce l'ambiente. Il camino non è funzionante per regolamento comunale.

Cucina: Cucina abitabile moderna, già arredata e completa di tutti gli elettrodomestici.

Zona Notte: Due camere da letto spaziose, rifinite con materiali di pregio e dettagli d'epoca conservati (infissi in legno e grate di sicurezza).

Bagno: Bagno contemporaneo con ampia doccia walk-in e finiture di design.

Impianti nuovi e riscaldamento con radiatori d'epoca in ghisa restaurati.

Contesto esterno signorile con viale d'accesso in pietra.

Soluzione pronta per essere abitata, ideale per chi cerca il fascino del passato in un contesto moderno e funzionale.

Photos / Images:



