



THE VILLA OF
DESIRES
BETWEEN
NATURE AND
SERENITY



POUCHAIN
REAL ESTATE

VILLA IN THE GREEN OF VEIO PARK WITH GARDEN AND PORCH

In an elegant and quiet residential context, immersed in a green oasis we offer for sale a portion of a semi-detached villa very well maintained and finished, with independent access and surrounded by a large garden.

Although rising in a quiet and reserved place the location is strategic: it is in fact about 700 meters from Via Cassia and close to the main commercial and essential services, sports and leisure centers, post office, the FM3 train station and about 2 km from the GRA Cassia-Trionfale exit. The area is also served by several schools, public and private, including international, of all grades.

The real estate unit is arranged on two levels, ground and first floor, for a total of about 183 square meters. It is bordered by a porch covered with a tiled roof along two sides of the building, at the corner of which is placed an outdoor fireplace, and surrounded by a large garden of about 400 square meters, shaded by trees and various vegetation. The view enjoyed from the house and garden is open to the greenery; in fact, the adjacent buildings are at a distance and hidden by vegetation. Its southern, eastern and western exposure is optimal and allows natural light throughout the day, making the rooms very bright.

The interior spaces are large and well distributed: they unfold around a central staircase that divides, on the ground floor, the semi-habitable kitchen and a bathroom with window from the living area, currently double, embellished by the presence of a fireplace and made bright by multiple external views. Each room gives access to the garden. The sleeping area, on the other hand, is located on the first floor and is characterized by the height of the ceilings and the pitched roof. It consists of 4 bedrooms, two doubles and two singles, a study and two bathrooms, one with tub and one with shower, as well as a distributive space arranged around the central staircase. The presence of the terracotta floors, the staircase railing and other wooden elements make the rooms very intimate and warm and ensure that, despite the size of the rooms, this building is equally very cozy and family-friendly.

Moreover, although it is bordered by the other portion of the semi-detached villa, the particular conformation of the building and the garden makes it almost an independent unit, constituting a rarity in the urban settlement fabric in which it is inserted.

The dwelling is equipped with independent heating with gas boiler and fiber optics. The window frames are wooden and single-glazed with wooden exterior shutters. In addition, from the gate on the street you can enter with your car and conveniently park inside the property, in the paved part of the outdoor courtyard.





PROPERTY DETAILS

AREA

Giustiniana | Roma

TYPE

Villa

FLOOR

Ground floor
and first floor

ORIENTATION

S-E / S-W

CONDITION

Good

HEATING

Autonomous gas powered

ENERGETIC CLASS

G class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

A/7

CADASTRAL INCOME

€1422,84



GROSS SQM

House 183 sqm
Porch 40 sqm
Garden 407 sqm

COMMERCIAL SQM

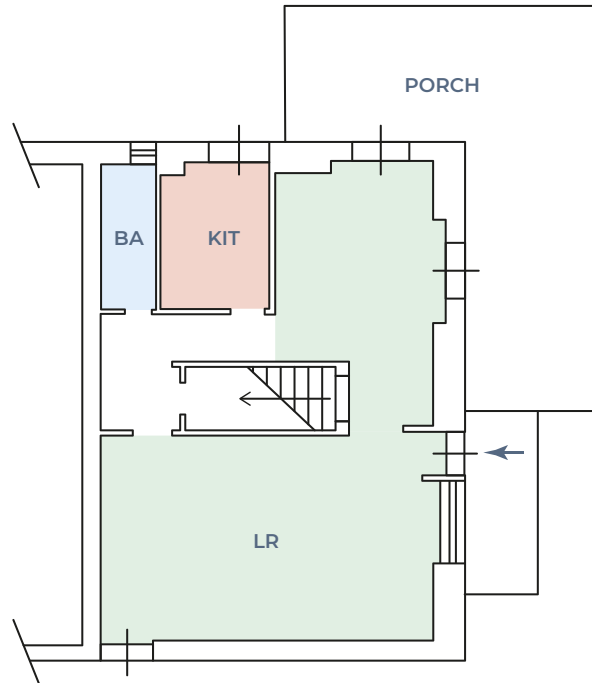
Total 216 sqm

PRICE € 560.000,00





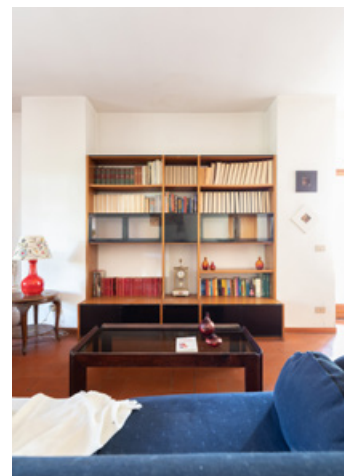
GROUND FLOOR



Legend

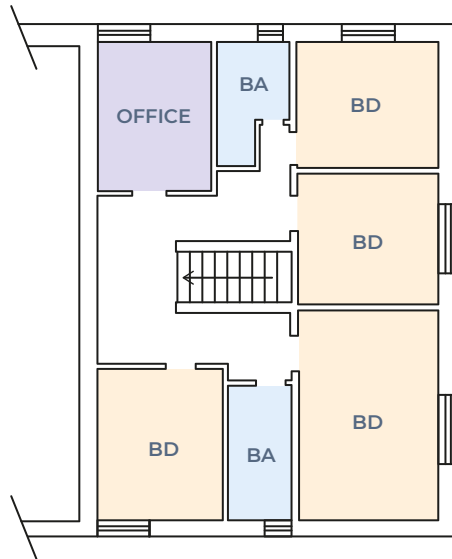
LR = living room
KIT = kitchen
BA = bathroom







FIRST FLOOR



Legend

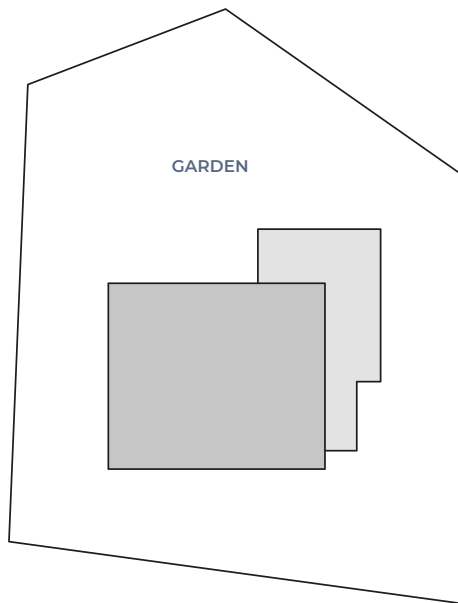
BD = bedroom

BA = bathroom





GARDEN









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