REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT38661
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Roma-Italia

CARACTERISTICS

- **AREA**: Roma-Italia
- **Built surface**: 1130 sqm
- **Land Surface**: 5000 sqm
- **No. of Rooms**: 6
- **No. of Bathrooms**: 4
- **Maximum height**: S+P









Layout

The Main House:

villa disposed on: Basement + Ground floor + Terrace

Surface: 1,000 sqm

Land plot: 5,000 sqm

Guest House:

disposed on : Ground floor

Surface: 130 sqm

FINISHES/EQUIPMENT

- **Others**: Pool, Video Surveillance , AC, Heating System, Insulated Windows , Faience, Sandstone, Parquet, Marmura, Garage

DESCRIPTION

The property offered for sale is situated in the Northern side of Rome, in Italy, in an amazing area, surrounded by parks and green spaces, at only 15 minutes distance by car to Piazza del Popolo, when is not a jam traffic. In the immediate vicinity of the property there is an embassy and other points of interest.
The surroundings guarantee privacy and tranquility but keep the connection with the big city, due to its very good infrastructure and to the presence in the area of public transportation.

Description:
Ground floor: living area, from which one is a covered terraces, dining area, kitchen, office, bathroom, master bedroom with own bathroom, dressing, studio with one bedroom, office and bathroom;
Basement: swimming pool, gym area and SPA and wine cellar, one room for staff with bathroom, laundry and ironing room, security room, garage 4 places;

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep