



Historical town-house with private garden, garage

Price on Application

Reference Code: 2379

Description

Beautiful 450 sqm building with lift and internal stairs, on 3 levels, plus a basement level, around a sunny courtyard with fountain and portico. It has a double garage and a guest flat.

Location

The property is located in Trastevere, 2 min from the Botanical Garden and 7 min from Piazza Farnese. The district is one of the most characteristic in Rome and lies between the slopes of the Gianicolo hill and the Tiber river. It is known for its numerous typical small restaurants and its typical houses maintaining the atmosphere of a village just a few minutes from the most important monuments.

Property Description

From the independent entrance on the street, a peperino staircase and lift connect all floors. On the ground floor there is also a garage for 2 cars and the guest flat with 2 rooms, bathroom and kitchenette, both independent but connected internally.

On each floor large windows frame suggestive views of Trastevere, letting in sunlight. On the 1st level the main rooms, bright and quiet, are arranged around the internal courtyard. The living room with a fireplace and high wooden ceilings is in communication with the dining room and this with the modern kitchen with a central island and sliding glass panels that allow one large room for dining with family or friends. Behind the kitchen is a laundry room.

On the 2nd floor are the master suite with en-suite bathroom and 2 bedrooms with shared bathrooms, as well as a space used as a study or TV corner with a window overlooking the central patio. The double-height master bedroom with chestnut-beamed ceilings and terracotta tiles is large and bright. Two French windows give access to the balcony overlooking the house's patio.

In the basement the 2 large vaulted rooms have been designed for a SPA or a cinema/family room. The renovation in the basement was deliberately not completed in order to be able to choose the final use.

Outdoor Spaces

The building has a sunny courtyard with a travertine fountain and a portico. It is open on 2 sides, bordered by walls with creepers and exposed in such a way as to have sun all day long.

State and Finishes

The palazzetto has been extensively renovated with major consolidation and restoration works. The roofs and wooden floors have also all been renovated and, where necessary, replaced. The fixtures and fittings are new. The floors are parquet and peperino stone, the bathrooms are mosaic with large showers.

Potential uses

Perfect private residence for those who love the centre of Rome without losing the charm of a neighbourhood on a human scale. Although there is a lot of nightlife, it is a very quiet house and also suitable for short and medium term rentals. In fact, this property is currently furnished and also available for short and medium-term rental, as well as for sale.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
13	4	451 Sq. Ft.	0 Sq. Ft.	A	Ottimo - Ristrutturato

Location Overview



Accessibility Highlights

SEA-LAKE

35 Km

HIGHWAY

15 Km

TRANSPORT

200 Km

SERVICES

200 Km

PARKING

m

Additional Points of Interest: 35 Km dal Aeroporto Internazionale Fiumicino

40 Km dal Aeroporto Internazionale Ciampino

9,6 km dal GRA

3 km dalla Stazione Termini

10 minuti piedi da Piazza Navona

5 minuti piedi da Piazza Farnese (Amb. Francese)

20 minuti a piedi da Piazza di Spagna







































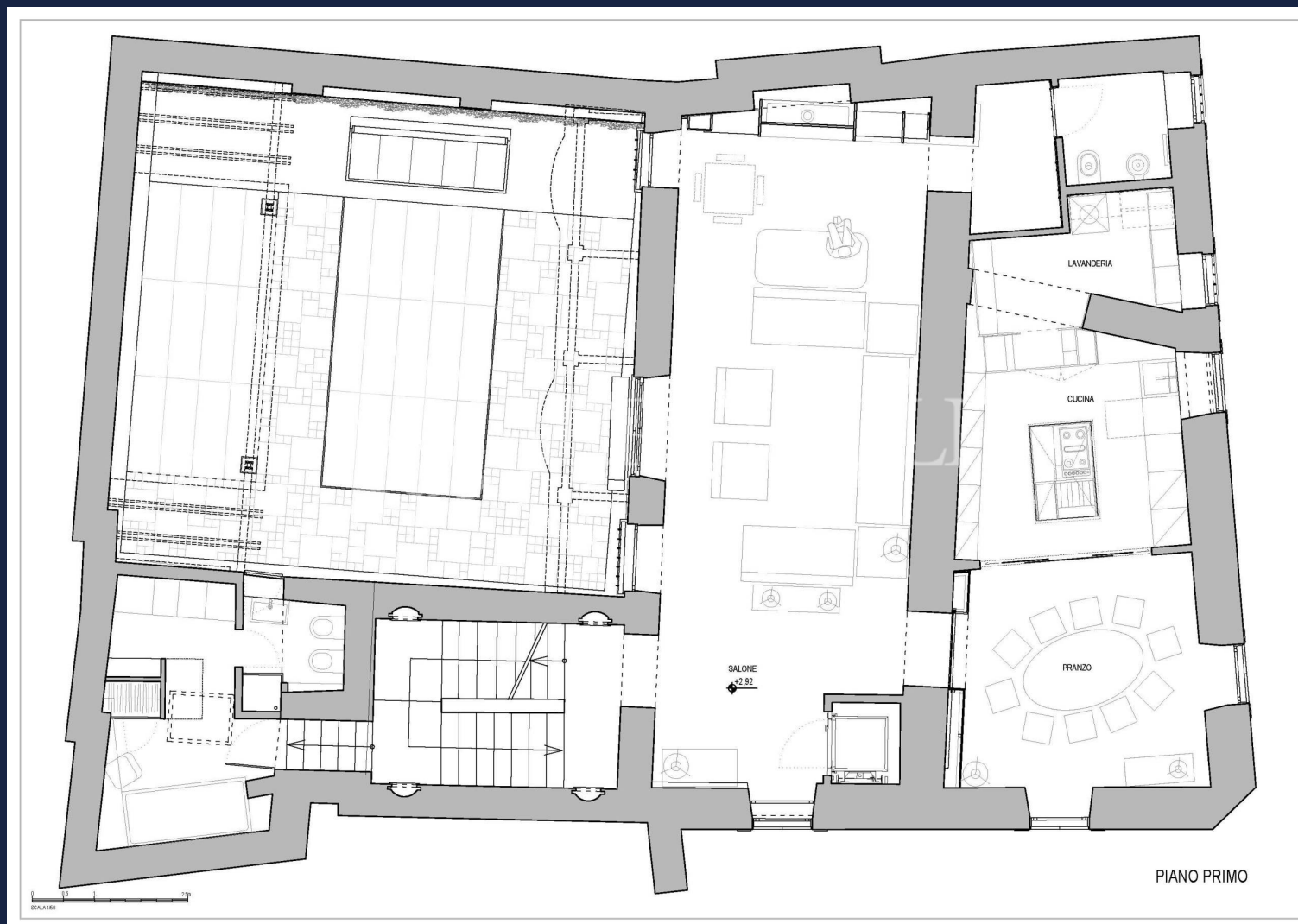


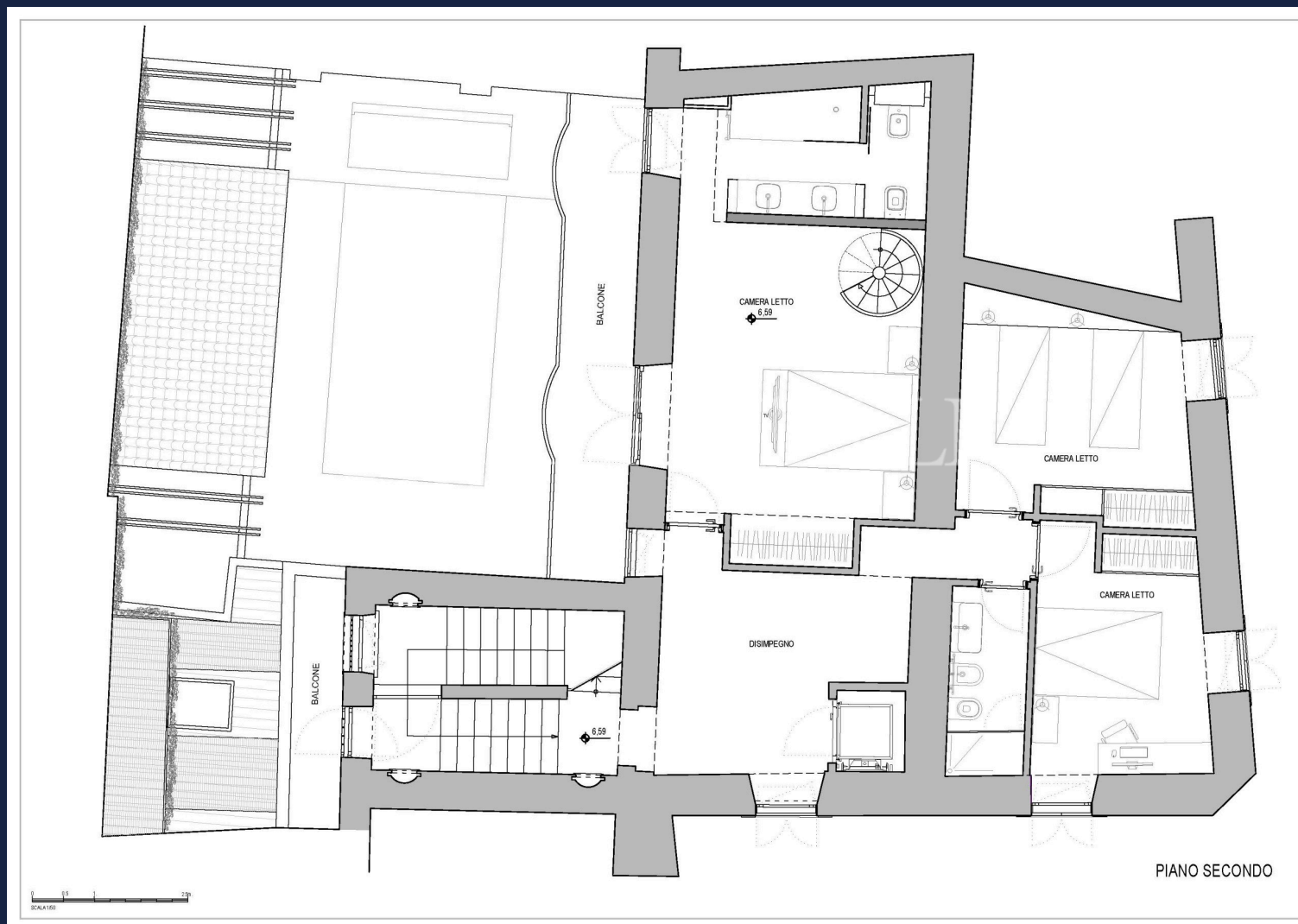


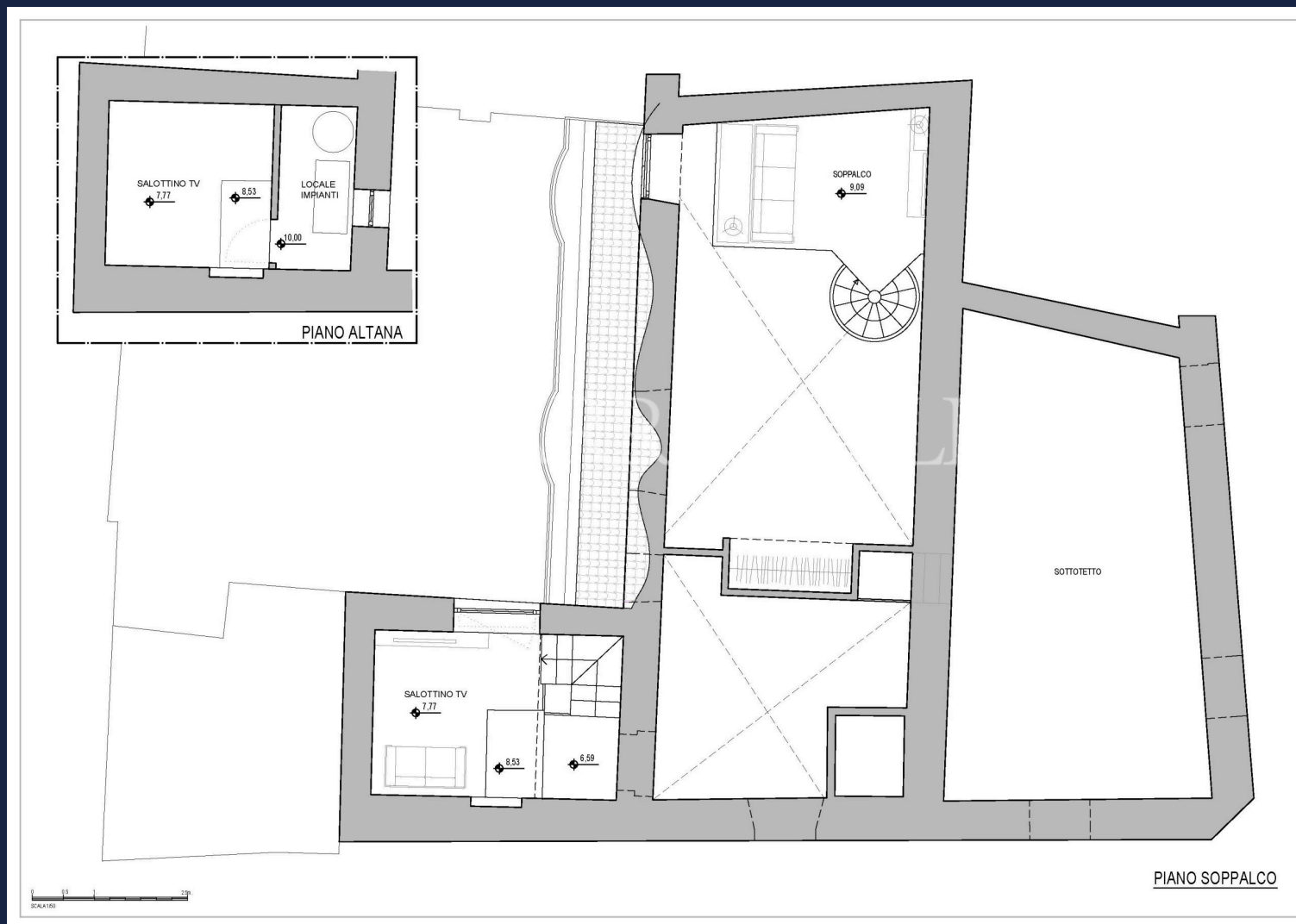


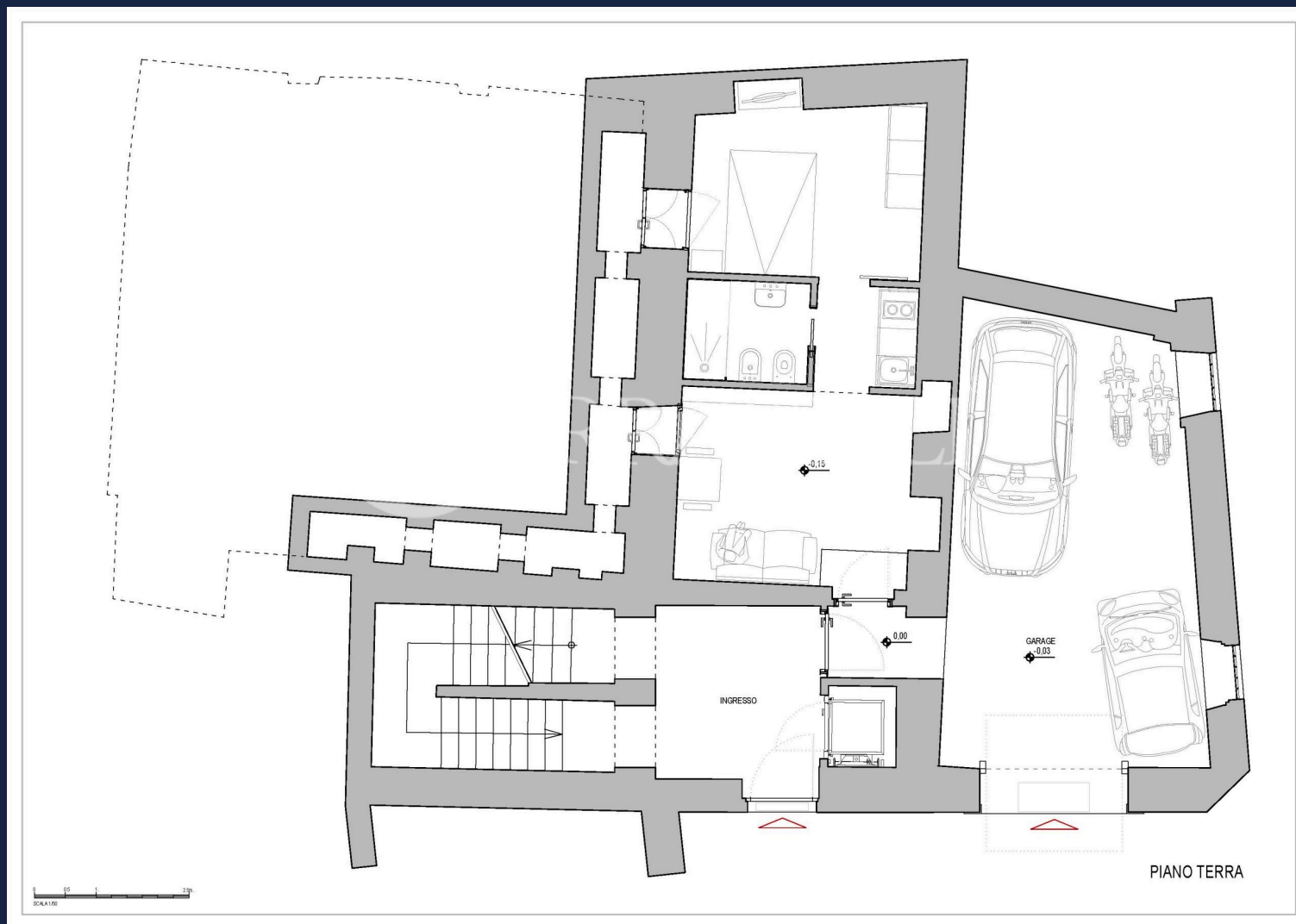














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MONTEPULCIANO

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