

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
Tel.: 06.321.2341 - Fax: 06.321.5087  
www.romeproperty.com info@romeproperty.com

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**Property Code:** 0158

**Area:** HT04-TRASTEVERE

**Near:** Piazza Piscinula

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 2

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**Sqm:** 115

**Outdoor Sqm:** 25

**Outdoor Space:** Terrace

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Very Good

**Total rooms:** 4

**Living room:** 1

**Dining room:** 1

**Double bedrooms:** 1

**Single bedrooms:** 1

**Bathrooms:** 2

**Bathroom type:** 1 Tub - 1 Shower

**Fridge/Freezer:** Ff-full Size

**Kitchen type:** Small

**State of Kitchen:** Well Appointed

**Cooking facilities:**

**Heating:** Independent Gas

**Floor type:** Parquet & Other

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses And Tram

**Building condition:**

**Year built:** 1800

**Neighborhood:** Residential

**Condo expenses:**

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Attic/Top floor
  - ✓ Dining room
  - ✓ Fireplace
  - ✓ Internal stairwell
  - ✓ Shower
  - ✓ View
  - ✓ Balcony
  - ✓ Dishwasher
  - ✓ High Floor 2+
  - ✓ Public transport
  - ✓ Terrace
  - ✓ Washing machine
  - ✓ Built in closets
  - ✓ Double windows
  - ✓ High ceilings
  - ✓ Safe Box
  - ✓ Tub
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## Detailed Description:

### AREA

This apartment is conveniently located in a lovely area of Trastevere, near Piazza S. Cecilia and directly across from the Historic Center via the Isola Tiberina foot bridge. The area is also walking distance to supermarkets, shops, restaurants, etc. Also well connected to the main station via H express bus or to the airport via the no. 8 Tram and Trastevere station.

### APARTMENT

The apartment is a two level Penthouse, 2nd floor with no elevator, approx. 115MQ.

#### DIVIDED AS FOLLOWS:

Entrance, living room with fireplace and little balcony, dining room, master bedroom with bath on suite, furnished kitchen.

#### Second Level:

Small guest bedroom, guest bath with shower. Panoramic terrace, large enough for outdoor dining, fully equipped and with views on Piazza Venezia and surrounding rooftops.

**Attico duplex Trastevere-Piscinula**: soggiorno, pranzo, 2 camere, 2 bagni, ampio terrazzo panoramico. Zona tranquilla, soleggiata, camino, bella zona. Rif 158

### **ZONA**

Questo appartamento è situato in una splendida zona di Trastevere, vicino a Piazza S. Cecilia e direttamente di fronte al centro storico accessibile tramite il ponte pedonale dell'Isola Tiberina. La zona è anche a pochi passi da supermercati, negozi, ristoranti, ecc. Inoltre ben collegata alla stazione principale tramite autobus espresso H o all'aeroporto tramite il tram n. 8.

### **APPARTAMENTO**

L'appartamento è un Attico su due livelli, 2 ° piano senza ascensore, ca. 115MQ SUDDIVISO come segue: Ingresso, soggiorno con camino e balconcino, sala da pranzo, camera matrimoniale con bagno in suite, cucina arredata. Secondo Livello: Piccola camera ospiti, bagno ospiti con doccia. Terrazza panoramica, abbastanza grande per pranzi all'aperto, completamente attrezzata e con vista su Piazza Venezia e sui tetti circostanti.

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Photos / Images:



