

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 0214

**Area:** HT04-TRASTEVERE

**Near:** Botanic Gardens\trastevere

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 1

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**Sqm:** 35

**Outdoor Sqm:** 0

**Outdoor Space:** None

**furnished:** Yes (fully)

**Type of decor:** Mix-eclectic

**State of decor:** Good

**Total rooms:** 2

**Living room:** 1- Small Living\loft

**Dining room:** 0

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** 1-tub, Well Restored

**Fridge/Freezer:** 1/2 Size Fridge

**Kitchen type:** Small

**State of Kitchen:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Electric Heating

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1700

**Neighborhood:** Residential

**Condo expenses:** 150 All Inclusive

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Built in closets

✓ Cantina Cellar

✓ Close to park

✓ High ceilings

✓ Internal stairwell

✓ Loft Bedroom

✓ Previously rented

✓ Public transport

✓ Shower

✓ Sofa bed

✓ Tub

✓ Washing machine

✓ Wooden Ceils

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## Detailed Description:

**Libero dal 1 Luglio 2023 -No uso ricettivo.** **TRASTEVERE:** Charming, furnished 1 Bedroom flat with loft bedroom in quiet location. Living, corner kitchen, bath, quiet, sunny, near Botanical Gardens. Ref #214

### Apartment

This is a small one bedroom studio flat with a loft bedroom located in a characteristic building in a quiet area of Trastevere, near the Botanical gardens and the old prison. The flat is divided as follows:

-Entrance foyer, sunny living room, corner kitchen, stairway up to second level where there is a double bed and wardrobes. Characteristic wooden ceilings, silent flat and good sun located close to the Riverside and walking distance to Trastevere's center and not far from Via Giulia and Campo de'Fiori.

### Area

The Trastevere area is one of Rome's oldest and most characteristic neighborhoods,, home to the beautiful piazza of S. Maria in Trastevere and bordered on the north by the botanical gardens and Monteverde. It is excellently served by transport, such as the no. 8 tram with connections directly to the center and to the airport via the Trastevere station and not far from the Ostiense station. Also, walking distance via foot bridge to Piazza Navona & Campo de'Fiori. The area is also full of restaurants, cafes as well as neighborhoods, shops, including one of the center's biggest supermarkets and a nice open market in Piazza S. Cosimato. Also near one of Rome's nicest parks, Villa Pamphili and near the riverside.

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## Photos / Images:



