

# CROFT

## REAL ESTATE

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**Property Code: 0215**

**Area: HT04-TRASTEVERE**

**Near:** Botanic Gardens\trastevere

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 3

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**Sqm:** 75

**Outdoor Sqm:** 0

**Outdoor Space:** None

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Antique

**State of decor:** Good

**Total rooms:** 2

**Living room:** 25mq.

**Dining room:** In Living Area

**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:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1700

**Neighborhood:** Residential

**Condo expenses:** 100

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
  - ✓ Attic/Top floor
  - ✓ Built in closets
  - ✓ Cantina Cellar
  - ✓ Close to park
  - ✓ Double windows
  - ✓ Fireplace
  - ✓ High Floor 2+
  - ✓ Internal stairwell
  - ✓ Previously rented
  - ✓ Public transport
  - ✓ Shower
  - ✓ Sofa bed
  - ✓ Tub
  - ✓ View
  - ✓ Washing machine
  - ✓ Wooden Ceils
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## Detailed Description:

ATTIC - TRASTEVERE: Charming mansard. Living, fireplace, wooden ceilings, skylights, bedroom, restored bath, small separate kitchen. Silent, sunny. Ref 215

### 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, cafés 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.

### Apartment

This is a lovely little 1 bedroom, top floor flat located in a characteristic building, 3rd floor without elevator, in a quiet area of Trastevere, near the Botanical gardens and the old prison. The apartment is prox. 50mq. and divided as follows: Entrance directly into living room with sofa bed for guests, wooden ceilings, lots of light from skylights. Small Kitchen off living room with half size fridge. Bedroom with double bed, skylights. Lovely bath on suite lovely restored, with tub, washing machine.

This flat has a pleasant atmosphere, is very sunny and quiet in a lovely building surrounded by trees. Nice views and lots of sun. Located near to the riverside and walking distance to Trastevere's center, or Campo de' Fiori across the footbridge.

ATTICO - TRASTEVERE: Deliziosa mansarda. Soggiorno, caminetto, soffitti in legno, lucernai, 1 letto, bagno, cucina. Silenziosa, soleggiata. Rif 215

### Zona

Il quartiere di Trastevere é uno dei più vecchi e caratteristici quartieri di Roma dove si trova la bellissima Piazza S. Maria in Trastevere, con a nord l'Orto Botanico e Monteverde. Molto ben servito dai mezzi di trasporto, tra cui il tram no, 8 che collega direttamente il centro con l'aeroporto via Stazione di Trastevere, non lontano anche dalla Stazione Ostiense. A pochi passi il ponte Sisto, solamente pedonale, porta direttamente a Piazza Navona e Campo de' Fiori. La zona è piena di ristoranti, caffè e di negozi di quartiere, compreso uno dei più grandi supermercati del centro ed il mercato rionale di Piazza San Cosimato. Vicino anche ad uno dei parchi più belli di Roma, Villa Pamphili ed al Lungotevere.

### Appartamento

Delizioso piccolo appartamento con una camera da letto, all'ultimo piano di un edificio caratteristico in una tranquilla strada di Trastevere vicino all' Orto Botanico ed alle vecchie prigioni. Terzo piano senza ascensore, l'appartamento misura circa 50mq ed é così suddiviso: Ingresso diretto nel soggiorno con divano letto per ospiti, soffitti in legno, tantissima luce che entra dai lucernai. Piccola cucina con frigo piccolo. Camera da letto con letto doppio e lucernai. Bagno all'interno della camera, con vasca e lavatrice.

Piacevole atmosfera, palazzetto circondato dal verde, tanto sole, vista piacevole, a pochi passi dal centro di Trastevere, da Campo de' Fiori e Piazza Navona.

Photos / Images:



