

# CROFT

## REAL ESTATE

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

---

**Property Code:** 0327

**Area:** HT04-TRASTEVERE

**Near:** San Pietro

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** Pt

---

**Sqm:** 55

**Outdoor Sqm:** 30

**Outdoor Space:** Courtyard

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Good

**Total rooms:** 1

**Living room:** High Ceilings

**Dining room:** Living Room

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** Shower,newly Renovated

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

**Kitchen type:** Open Plan

**State of Kitchen:** Well Equipped

**Cooking facilities:**

**Heating:** Independent Gas

**Floor type:** Ceramic Tiles

**Luminosity:** Little Light

**Noise level:** Silent

**Parking:** None - Street

**Public transport:**

**Building condition:** Good

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:**

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

---

### Amenities:

✓ Air conditioning

✓ Built in closets

✓ Cantina Cellar

✓ Double windows

✓ High ceilings

✓ Internal stairwell

✓ Loft Bedroom

✓ Previously rented

✓ Public transport

✓ Shower

✓ TV

✓ Tennis

✓ Washing machine

---

## Detailed Description:

### Area

Located between Trastevere and St. Peters square, well serviced by public transport, and walking distance from Metro A Ottaviano. Walking distance to Historical center or busy shopping district of Cola di Rienzo.

### Apartment

Open space loft located on the ground floor of the building and accessed via quiet internal courtyard. Entrance into **living room** with open plan kitchen, high ceilings, air conditioning and stairwell going up to bedroom area. **-Kitchen:** Fully equipped kitchen.

**Bedroom:** Loft bedroom with double bed and little adjacent area which may be used as a study or guest area.

**Bathroom:** Bathroom with shower, newly renovated. Next to bathroom is small laundry room with washer.

Well located to walk anywhere in central rome, this quiet flat is situated not far from the John Cabot University

**TRASTEVERE-LOFT:** Ristrutturato, 1 camera da letto open space. Rif 327

### Zona

Splendido quartiere, adiacente a San Pietro, ben servito dai mezzi pubblici, grazie al capolinea in Piazza Risorgimento e alla stazione della Metro A ad Ottaviano. Nel quartiere ci sono molti negozi, bar, ristoranti, supermercati e la famosa via dello shopping, Via Cola di Rienzo. A piedi è possibile raggiungere anche Castel Sant'Angelo, il Lungotevere e Piazza Navona.

### Appartamento.

Delizioso open space, centralissimo, luminoso e silenzioso. Situato al piano terra di uno stabile d'epoca con corte interna di proprietà.

Composto da salone, zona pranzo e cucina a vista, zona letto su soppalco, bagno con doccia e zona lavanderia. Completamente arredato, dotato di aria condizionata, riscaldamento autonomo e porta blindata.

---

Photos / Images:



