

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 0497

**Area:** HT15-PRATI-BORGO-VATICANO

**Near:** Pz. Cavour

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 90

**Outdoor Sqm:** 3

**Outdoor Space:** Small Balcony

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

**Type of decor:** Modern

**State of decor:** Very Good

**Total rooms:** 3

**Living room:** Spacious Living-dining

**Dining room:** In Kitchen/Living Area

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 2

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

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

**Kitchen type:** Large

**State of Kitchen:** Excellent, New

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Marble

**Luminosity:** Little Light

**Noise level:** Slight Noise

**Parking:** None - Street

**Public transport:** Available

**Building condition:** Excellent

**Year built:** 1930-1940

**Neighborhood:** Central

**Condo expenses:** Included

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
- ✓ Cantina Cellar
- ✓ Double windows
- ✓ High ceilings
- ✓ Shower
- ✓ Tub

- ✓ Balcony
- ✓ Close to park
- ✓ Elevator
- ✓ Previously rented
- ✓ Sofa bed
- ✓ Washing machine

- ✓ Built in closets
  - ✓ Dishwasher
  - ✓ High Floor 2+
  - ✓ Public transport
  - ✓ Tennis
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## Detailed Description:

### Apartment

This flat is situated in a very convenient area, very close to the Vatican and just a few minutes walk away from Piazza del Popolo, near the metro A line and very close to one of Rome's major shopping districts, Via Cola di Rienzo, as well as San Pietro. This is a residential zone, full of supermarkets, neighborhood shops, restaurants, banks and offices. Well served with public transports. The apartment is located in a restored, period building on the 2nd floor with an elevator and is approx. 90mq. divided as follows:

-Entrance hall leading into spacious double living room with high ceilings, marble floors and air conditioning. -Kitchen: New, fully equipped modern kitchen with breakfast table for two. Small laundry room located adjacent kitchen with washing machine and lots of overhead storage. -Bedrooms: 2 Bedrooms, both good size, air conditioned and facing quiet interior courtyard. -Baths: One bath with tub and one with shower, both in very good condition.

The flat is very quiet and entirely faces a large interior courtyard which, however, receives ample afternoon light. It has high ceilings and marble floors throughout and is located in a wonderful area, walking distance to the best shops of Rome and the Historic Center.

PRATI-CENTRO: Ingresso, ampio soggiorno, 2 camere da letto, cucina nuova, balcone. Tranquillo, silenzioso, aria condizionata, vicino a negozi, mezzi di trasporto ed al centro. Rif. 497

In una comodissima zona, molto vicina al Vaticano e a pochi minuti da Piazza del Popolo, vicino alla metro A e ad una delle strade commerciali più note di Roma, Via Cola di Rienzo. Zona residenziale con tanti supermercati, negozi di vario genere, ristoranti, banche ed uffici. Ben servita da mezzi di trasporto oltre che dalla metro. Al secondo piano di un palazzo d'epoca ristrutturato e con ascensore, misura circa 90mq. ed è così suddiviso:

- Ingresso dal quale si accede al soggiorno doppio, con soffitti alti, pavimenti in marmo ed aria condizionata. - Cucina: Nuova, con tutti gli elettrodomestici e tavolo da colazione per due. - Piccola lavanderia vicino alla cucina con lavatrice e scaffalature. - Letto: 2 camere da letto, entrambe abbastanza grandi. Aria condizionata ed affaccio su un tranquillo cortile interno. - Bagni: 2 bagni, uno con vasca ed uno con doccia, entrambi in buone condizioni.

L'appartamento è molto tranquillo, affaccia interamente su un cortile interno ma è comunque luminoso nel pomeriggio. Soffitti alti e pavimenti in marmo. Situato in una fantastica zona a pochi passi dai migliori negozi in Roma e dal Centro Storico.

Photos / Images:





