

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: 0500

Area: HT15-PRATI-BORGO-VATICANO

Near: Cola Di Rienzo

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: First

Sqm: 110

Outdoor Sqm: 0

Outdoor Space: None

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Very Good

Total rooms: 3

Living room: Spacious Triple Living

Dining room: In Living Area

Double bedrooms: 1

Single bedrooms: 0

Bathrooms: 1

Bathroom type: 1- Shower Restored

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Very Good

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet & Other

Luminosity: Bright

Noise level: Slight Noise

Parking: None - Street

Public transport: Metro A

Building condition: Good

Year built: 1930-1940

Neighborhood: Central

Condo expenses:

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Close to park
- ✓ High ceilings
- ✓ Shower

- ✓ Built in closets
- ✓ Double windows
- ✓ Previously rented

- ✓ Cantina Cellar
 - ✓ Elevator
 - ✓ Public transport
-

Detailed Description:

***** NO USO RICETTIVO *****

Apartment

This property is situated on a tree-lined street in a period Liberty Villa in the very best part of Prati, walking distance to high-end neighborhood shops, restaurants, cafe's as well as the Metro A-Lepanto and near the historical center. The flat is approx. 100mq., with an independent entrance and situated on a the first floor and divided as follows:

Entrance: Independent entrance directly into large private stairwell and landing from which all rooms are accessed. To the left, we have a very spacious double living room with high ceilings, parquet floors and lots of natural light from oversized East facing windows. Study: there is a livable loft space which may be used as a study and accessed via comfortable internal stairwell.

Kitchen: a functional and modern kitchen, with a built-in cupboard.

A small corridor on the right leads to the sleeping quarter. **Master bedroom:** a spacious double bedroom with 2 big windows.

Bathroom: a modern bathroom, with a shower.

This large one-bedroom is strategically located near all shops and services, in the elegant Prati quarter walking distance to the center. A bright, airy flat well adapted to a couple in need of a good size representational space

Area

Prati is a much sought-after neighborhood amongst the well-heeled Romans. A vibrant area, full of cafès, and restaurants. Its high street Via Cola di Rienzo is full of big stores, independent boutiques, and concept stores. Well-serviced by public transport: by buses and Metro A line Lepanto station.

Appartamento

Quest'immobile si trova in un edificio di epoca Liberty nell'elegante quartiere Prati. Posto su un piano rialzato, l'appartamento si estende su tutto il piano, con un elegante ingresso che da su Via Alessandro Farnese. L'appartamento misura circa 110 mq ed è così suddiviso:

Ingresso: una scala in marmo conduce all'appartamento. Un piccolo corridoio sulla destra conduce alla zona notte.

Camera da letto matrimoniale: una spaziosa camera matrimoniale con 2 grandi finestre.

Bagno: un bagno moderno, con doccia.

Dall'ingresso, sulla vostra sinistra, si accede al soggiorno. **Soggiorno**: un soggiorno invitante, arioso e grande. Grandi finestre che consentono molta luce naturale. Un piccolo soppalco, all'occorrenza può essere utilizzato come camera per gli ospiti.

Cucina: una cucina funzionale e moderna, con armadio a muro.

Zona Prati è un quartiere molto ambito dai romani. Una zona vivace, piena di bar e ristoranti. La sua strada principale dello shopping, Via Cola di Rienzo, è piena di grandi negozi, boutique indipendenti e concept store. Ben servito dai mezzi pubblici: autobus e Metro A fermata Lepanto.

Photos / Images:





