

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: 0599

Area: HT05-MONTI-FORO-COLOSSEO-CELIO

Near: Colosseo

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 2

Sqm: 110

Outdoor Sqm: 5

Outdoor Space: Little Balcony

furnished: Yes (fully)

Type of decor: Modern

State of decor: Restored 2008

Total rooms: 4

Living room: 1-25mq. Sunny, Views

Dining room: Separate\in Kitchen

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: 1-tub, 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Open Plan

State of Kitchen: New, Equipped

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet & Other

Luminosity: Very Bright

Noise level: Noisy

Parking: None - Street

Public transport: Buses, Tram

Building condition: Excellent

Year built: 1800

Neighborhood: Central

Condo expenses: 300

Other expenses:

Term: On Hold

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Doorman
- ✓ High Floor 2+
- ✓ Loft Bedroom
- ✓ Shower
- ✓ Washing machine

- ✓ Balcony
- ✓ Close to park
- ✓ Double windows
- ✓ High ceilings
- ✓ Previously rented
- ✓ Tub

- ✓ Built in closets
 - ✓ Dining room
 - ✓ Elevator
 - ✓ Internal stairwell
 - ✓ Public transport
 - ✓ View
-

Detailed Description:

Apartment

The apartment is located on a high second floor in a beautifully restored historic palazzo with doorman and elevator. The flat is approx. 110mq. + 20mq. of loft space and is divided as follows: Formal entrance, off to the left is a modern new kitchen with little breakfast room and exit onto a small balcony, (big enough for a table for 2), off to the right is the living area composed of a double room separated by a half archway with two large windows and beautiful views onto the Coliseum and Roman Forum. Bright room, ideal for entertaining. Bedrooms: Adjacent to living is a large guest room with a loft space that may be used as a study or also for a bed and space below turned into a second living room. Master Bedroom: Large master bedroom, window with a view of the Colosseum, high ceilings, bright, master bath off hallway with tub, basin, newly restored (2008). Over part of the living room area is another large loft, could be a study or additional bedroom and a bathroom with shower and a large closet as well. The entire apartment has just been recently refurbished and presents itself in excellent condition. The heating is independent, the flooring is marble in the entrance and living and parquet in the remaining rooms. It is a very bright apartment with wonderful views of the Coliseum from every window in the house. The little balcony off the kitchen can be nicely appointed to accommodate a little eating area for two.

Area This is a very nice little antique enclave located near the Coliseum, near a lovely little park and Villa Celimontana. The area is excellently serviced, walking distance to Metro B, tram no. 19 and very near shops, restaurants, etc. It is walking distance to the FAO and the lively Monti district as well.

Colosseo: Ampio 2 camere, 2 bagni, soggiorno, studio loft, bagni e cucina nuovi, vista sul Colosseo. Rif 599

Appartamento

L'appartamento misura circa 110mq + 20mq di spazio loft ed é così suddiviso: Ingresso, a sinistra nuova cucina moderna con piccola stanza per la prima colazione ed uscita su un balconcino dove si può sistemare un tavolo per 2, soggiorno composto da due camere separate da un mezzo arco e due grandi finestre con bellissima vista sul Colosseo ed il Foro Romano. Stanza luminosissima, ideale per ricevere. A fianco al soggiorno una grande stanza per ospiti con uno spazio loft che può essere usato come studio o come stanza da letto usando lo spazio sottostante come secondo salotto. Camera da letto padronale grande e con finestra che affaccia sul Colosseo, soffitti alti, luminosa, bagno padronale con vasca, lavandino, appena ristrutturato. Sopra parte del soggiorno un altro grande spazio loft che potrebbe essere uno studio, o un'altra camera da letto. Tutto l'appartamento é stato recentemente ristrutturato ed é in ottime condizioni. Riscaldamento autonomo, pavimento in marmo nell'ingresso e soggiorno e in parquet nelle altre stanze. Appartamento luminosissimo con splendidi affacci sul Colosseo da ogni finestra della casa. Il balconcino della cucina può essere graziosamente sistemato come zona pranzo per due persone.

Zona

Deliziosa piccola zona antica vicino al Colosseo, vicino al Parco di Villa celimontana, servita dalla metro A e dal tram no. 16, vicino a tanti negozi, ristoranti e caffè. Raggiungibili a piedi la FAO ed il rione Monti. Secondo piano di un bel palazzo d'epoca ristrutturato con ascensore e portiere.

Photos / Images:



