

# CROFT

## REAL ESTATE

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**Property Code: 0794**

**Area: HT20-FLAMINIO VILAGGIO OLIMPICO**

**Near:** Stadio Flaminio

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 7

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**Sqm:** 60

**Outdoor Sqm:** 0

**Outdoor Space:** 0

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Very Good

**Total rooms:** 2

**Living room:** 1-25mq. Sunny

**Dining room:** In Living Area

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

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

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

**Kitchen type:** Large

**State of Kitchen:** Well Restored

**Cooking facilities:** Electric Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses, Trams To Center

**Building condition:** Good

**Year built:** 1930-1940

**Neighborhood:** Central

**Condo expenses:** 30

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Attic/Top floor

✓ Built in closets

✓ Close to park

✓ Elevator

✓ High Floor 2+

✓ Previously rented

✓ Public transport

✓ Satellite

✓ Shower

✓ Tub

✓ View

✓ Washing machine

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## Detailed Description:

Center-Flaminio: Modern fully restored 1 Bedroom, bath, spacious kitchen, sunny, silent, parquet, high floor, elevator, near center. Ref #794

### Apartment

This apartment is located between the new complex Parco della Musica and the Piazzale Flaminio on a nice street with lots of shops, near buses and tram. A 7th floor flat with elevator, it is very sunny and silent and was recently restored. Entrance directly into the living room, separate well-maintained kitchen, parquet floors, throughout, built-in library in the living room, double bedroom, bath with tub/hand shower, modernly furnished.

### Area

Flaminio is a very convenient area, located a short distance from Piazza del Popolo and directly across the river from Prati. Well serviced by buses, Tram no. 19 to centre or Parioli and a lot of neighbourhood shops. Also near to the metro A-Flaminio stop and the train station, with direct connections to North Rome's lake district. There are also a large number of sporting clubs within close proximity of the Riverside.

Centro - Flaminio: Appartamento moderno, ristrutturato, 1 camera da letto, bagno, cucina spaziosa, soleggiato, silenzioso, pavimenti in parquet, piano alto con ascensore, vicino al centro. Rif 794

### Appartamento

L'appartamento si trova tra il nuovo Auditorium Parco della Musica e Piazzale Flaminio, in una strada con molti negozi, ben collegata con bus e tram. Al 7° piano con ascensore, molto luminoso e silenzioso e di recente ristrutturato. Ingresso diretto nel salone, cucina separata ben tenuta, pavimenti in parquet, librerie a muro nel soggiorno, doppia camera da letto, bagno con vasca e doccia, moderno, arredato.

### Zona

Il quartiere Flaminio è una zona particolarmente comoda, situata a poca distanza da Piazza del Popolo e direttamente al di là del Tevere rispetto al quartiere Prati. Ben servito da autobus, dal tram no. 19 che collega al quartiere Parioli ed al centro e da tanti negozi di tutti i generi. Vicino anche alla fermata linea metro A- Flaminio ed alla stazione della ferrovia con collegamento verso Roma Nord e verso il lago di Bracciano. Ci sono anche tanti circoli sportivi sul Lungotevere.

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**Photos / Images:**

