

# CROFT

## REAL ESTATE

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

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**Property Code:** 0843

**Area:** HT03-GHETTO-S. TEODORO

**Near:** Circo Massimo

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 40

**Outdoor Sqm:** 0

**Outdoor Space:** None

**furnished:** Yes (fully)

**Type of decor:** Antique

**State of decor:** Very Good

**Total rooms:** 2

**Living room:** 1-15mq. Silent

**Dining room:** In Living Area

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

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

**Fridge/Freezer:** 1/2 Size Fridge

**Kitchen type:** Open Plan

**State of Kitchen:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet

**Luminosity:** Little Light

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1900

**Neighborhood:** Central

**Condo expenses:** € 150.00

**Other expenses:** Condo Incl Heating

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
- ✓ Doorman
- ✓ Previously rented
- ✓ Shower
- ✓ Washing machine

- ✓ Built in closets
- ✓ Double windows
- ✓ Public transport
- ✓ Sofa bed

- ✓ Close to park
  - ✓ High Floor 2+
  - ✓ Satellite
  - ✓ Tub
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## Detailed Description:

Roman Forum: Furnished 1 Bedroom, living, bath, kitchen, excellent area & building. Parquet, silent. Ref 843

### Apartment

This is one of Rome's most sought after areas, a little oasis directly in the heart of the historical center, walking distance from the old Ghetto, Trastevere, Circo Massimo, not far from the B metro line and located between the Roman Forum and Piazza Venezia. This little flat has been impeccably restored and furnished and presents itself in excellent condition. It is a small 1 bedroom, perfect as a city home, approx. 40mq. divided as follows: Entrance with little closet, small living room with two sofa's, both fold-out beds, corner kitchen equipped with electric burners, oven, fridge. Master bedroom with two twin beds, ensuite bath with tub. The apartment is very quiet, well restored and maintained, parquet floors throughout, air conditioning and is located in a very nice well-kept building with full-time doorman.

### Area

This is a very nice little antique enclave located near the Coliseum, with 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.

Centro-S. Teodoro: Arredato 1 camera da letto, soggiorno, bagno, cucina, zona e complesso eccellenti. Parquet, silenzioso. Rif 843

### Appartamento

In una delle zone più richieste di Roma, una piccola oasi nel cuore del centro storico, a pochi passi dal Ghetto, da Trastevere, dal Circo Massimo e dalla Metro B, proprio tra Piazza Venezia ed il Foro Romano. Piccolo appartamento ristrutturato ed arredato alla perfezione, in ottime condizioni. 1 camera da letto, perfetto come piccola casa in città, circa 40mq così suddivisi: Ingresso con piccolo armadio, piccolo soggiorno con due divani letto, angolo cottura con fuochi elettrici, forno, frigo, lavastoviglie. Camera da letto con due letti gemelli e bagno all'interno con vasca. L'appartamento é molto tranquillo, ben ristrutturato e ben conservato, pavimento in parquet, aria condizionata, situato in un edificio ristrutturatissimo con portiere a tempo pieno.

### Zona

Deliziosa piccola zona antica vicino al Colosseo ed 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.

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Photos / Images:



