

# CROFT

## REAL ESTATE

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**Property Code: 0939**

**Area: HT16-PRATI-MAZZINI-CLODIO-VITTORIA**

**Near:** Prati-piazza Monte Grappa

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 180

**Outdoor Sqm:** 15

**Outdoor Space:** 3 Large Balcony

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

**Type of decor:** Mix-ecletic

**State of decor:** Very Good

**Total rooms:** 5

**Living room:** 1-40mq. Sunny, Silent

**Dining room:** In Living Area\kitchen

**Double bedrooms:** 2

**Single bedrooms:** 1

**Bathrooms:** 2

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

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

**Kitchen type:** Large

**State of Kitchen:** New-to Be Installed

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Marble

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Park

**Public transport:** Buses,

**Building condition:** Excellent

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** 350

**Other expenses:** Condo Inc. Heating

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
  - ✓ Children allowed
  - ✓ Dishwasher
  - ✓ Elevator
  - ✓ Previously rented
  - ✓ Shower
  - ✓ Balcony
  - ✓ Close to park
  - ✓ Doorman
  - ✓ High Floor 2+
  - ✓ Public transport
  - ✓ Tub
  - ✓ Built in closets
  - ✓ Dining room
  - ✓ Double windows
  - ✓ High ceilings
  - ✓ Safe Box
  - ✓ Washing machine
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## Detailed Description:

**NO USO RICETTIVO.**

**PRATI-MAZZINI: Spacious 3 Bedroom, 2 bath, double living room, large balconies, new kitchen, air conditioning, marble floors, parking. Well restored, bright, silent apartment in elegant building. Ref 939.**

### Apartment

This apartment is located in a very nice residential enclave just across from the historic center in the very best part of Prati, between Piazza Mazzini and Piazza Monte Grappa in a period building, well maintained, with full time doorman. The area is well serviced and near many shops, as well as being close to the French School and easy access from Lungotevere to Cassia and the International Schools. The apartment itself is approx. 180mq. and divided as follows: 3rd floor with elevator. Large entrance foyer, spacious double living room with high ceilings, large balcony with pleasant views onto tree lined street and little park. Study or 3rd bedroom located adjacent to living room. Large master bedroom with balcony facing park, 2nd master bedroom with high ceilings, spacious, sunny. 2 Bathrooms, both restored, one with tub, one with shower, a spacious kitchen, 2 large walk in closets for storage. The Bedrooms and living have air conditioning. This is a well maintained apartment, in an elegant building with a doorman near shops, services and center.

### Area

The area of Piazza Mazzini in Prati is conveniently located near to the A metro line and a short distance from Rome's major shopping district, along Via Cola di Rienzo, as well as the Vatican. There is a large daily open market in Piazza Mazzini, as well as a large number of high quality neighbourhood food shops and restaurants. This neighbourhood is also near the river and the Historic Center.

Piazza Mazzini: 3° piano. Salone, 3 camere, 2 bagni, ampio balconi, luminoso, ristrutturato, semi arredato, posto auto. Rif 939.

SOLO STRANIERI

### Appartamento

Situato in un esclusivo contesto residenziale vicino al centro storico nella parte migliore del quartiere Prati, tra Piazza Mazzini e Piazza Monte Grappa, in un palazzo d'epoca molto ben conservato e con portiere a tempo pieno. La zona é molto ben servita da negozi vicini ed é vicina alla Scuola Francese, appena al di là del Tevere, e con facile accesso alla Via Cassia ed alle Scuole Internazionali. L'appartamento é circa 180mq ed é così suddiviso: Terzo piano con ascensore. Grande ingresso, salone doppio con soffitti alti, ampio balcone con vista piacevole sul viale alberato e piccolo giardino. Studio o terza camera da letto vicino al salone. Grande camera da letto padronale con balcone, seconda camera da letto, 2 bagni, entrambi ristrutturati uno con vasca ed uno con doccia, grande cucina. 2 grande cabine armadio /stanze guardaroba.

### Zona

L'area di Piazza Mazzini in Prati è situata vicino alla linea A della metropolitana e a breve distanza dal quartiere commerciale di Roma, Via Cola di Rienzo, così come il Vaticano.

C'è un grande mercato aperto tutti i giorni in Piazza Mazzini, così come un gran numero di negozi di alta qualità di vicinato alimentari e ristoranti. Questo quartiere si trova vicino al fiume e al Centro Storico.

Photos / Images:





