

# CROFT

## REAL ESTATE

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**Property Code:** 0999

**Area:** HT02-NAVONA-PANTHEON-CAMPO DE FIORI

**Near:** Pantheon

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 85

**Outdoor Sqm:** 45

**Outdoor Space:** Large Terrace

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent\new

**Total rooms:** 3

**Living room:** 1-35mq. Fireplace

**Dining room:** Separate\or Study

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 2

**Bathroom type:** 1-jacuzzi, 1 Tub-new

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

**Kitchen type:** Large

**State of Kitchen:** Excellent

**Cooking facilities:**

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses, Tram 8

**Building condition:** Excellent

**Year built:** 1500

**Neighborhood:** Central

**Condo expenses:** € 175.00

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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## Amenities:

- ✓ Air conditioning
  - ✓ Alarm
  - ✓ Balcony
  - ✓ Built in closets
  - ✓ Children allowed
  - ✓ Dining room
  - ✓ Dishwasher
  - ✓ Double windows
  - ✓ Elevator
  - ✓ Fireplace
  - ✓ High Floor 2+
  - ✓ High ceilings
  - ✓ Loft Bedroom
  - ✓ Pets allowed
  - ✓ Previously rented
  - ✓ Public transport
  - ✓ Safe Box
  - ✓ Satellite
  - ✓ Shower
  - ✓ Sofa bed
  - ✓ TV
  - ✓ Terrace
  - ✓ Tub
  - ✓ View
  - ✓ Washing machine
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## Detailed Description:

### Apartment

The apartment is located in a beautiful 17th century building, restored and well-kept with an elevator and situated in a quiet little characteristic Piazzetta Entrance directly from charming little piazza, an oasis of peace between Pantheon and Largo Argentina. The flat is on the 2nd floor and is approx. 95mq. and divided as follows:

Entrance, corridor, nice size dining room with open plan kitchen. Completely remodeled custom kitchen with marble counter tops, all built in appliances, ample light and storage space. Beautiful natural wood floors throughout, high ceilings, skylights and air conditioning.

Kitchen: All built in, custom made kitchen, dishwasher, washing machine.

Living: Lovely sunken living room three steps down from dining with skylight and large sliding doors opening directly onto private terrace.

Terrace: Private terrace big enough for outdoor dining al fresco and entertaining. To be enjoyed year round, quiet and bright.

Bedroom: Main bedroom with closets, window onto open, lovely interior church courtyard. In suite marble bath with Jacuzzi, Turkish bath, completely restored.

This flat has been completely modernized, wooden floors, air conditioning, satellite TV, washing machine-dryer, dishwasher, Turkish bath and Jacuzzi, private terrace. It is both quiet and sunny and in a unique location, near everything, but very quiet and private.

### Area

This is one of Rome's most characteristic areas, located just a walk from all of Central Rome, near the Historic Centre's main transport hub in Largo Argentina, with tram directly to Trastevere station and the Airport/Parco de' Medici and express buses to Termini. The area is full of shops, cafe's, near Campo de' Fiori open market, the Pantheon and just 15 minutes walk to Trastevere.

**PANTHEON:** Spazioso bi-locale, 2 bagni, soggiorno, pranzo, caminetto, A/C, grande terrazza. Ristrutturata, arredato, edificio elegante. Rif 999

### Appartamento

Questo attico é situato in un delizioso e ben conservato palazzetto del XVII secolo con ascensore in una affascinante piazzetta, una vera oasi di quiete tra il Pantheon e Piazza Argentina. L'appartamento é al 2° piano, misura circa 85mq, ed é così suddiviso:

Ingresso, corridoio, sala da pranzo con cucina a vista. Completamente ristrutturato in stile moderno, legno color naturale, soffitti alti, lucernai.

Cucina: creata su misura per questo appartamento e completa di tutti gli elettrodomestici. Soggiorno: delizioso soggiorno ad un livello di tre gradini più basso del pranzo con finestre e porta finestra che esce sul terrazzo.

Letto: camera da letto padronale con armadi, con finestra che affaccia sul grazioso cortile di una chiesa. Bagno in marmo all'interno con vasca Jacuzzi, bagno turco.

L'appartamento é stato completamente ristrutturato, pavimenti in legno, aria condizionata, TV satellitare, lavatrice e asciugatrice, lavastoviglie, bagno turco e jacuzzi. Terrazzo privato. Tranquillo e luminoso in una posizione unica, centralissimo e tranquillissimo allo stesso tempo.

### Zona

Questa é una delle piú caratteristiche zone di Roma, a pochi passi dal centro e vicinissimo al piú importante capolinea di tanti mezzi di trasporto del Centro Storico di Largo Argentina dove passa il tram no. 8 diretto alla la Stazione di Trastevere da cui partono collegamenti diretti con l'Aeroporto ed il Parco de' Medici e tanti altri bus per la Stazione Termini. Piena di negozi, caffé, vicina al famoso mercato di Campo de' Fiori, al Pantheon e a 15 minuti a piedi da Trastevere.

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Photos / Images:



