

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 1011

**Area:** HT17-PINCIANO-ALBANI-PZ. FIUME

**Near:** Villa Borghese\pinciana

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 110

**Outdoor Sqm:** 0

**Outdoor Space:** Bright

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 3

**Living room:** Spacious, Bright

**Dining room:** In Living Area

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 2

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

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

**Kitchen type:** Large

**State of Kitchen:** Excellent, New Kitchen

**Cooking facilities:** Electric Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses,

**Building condition:** Excellent

**Year built:** 1910-1920

**Neighborhood:** Central

**Condo expenses:** €200

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Alarm

✓ Built in closets

✓ Children allowed

✓ Close to park

✓ Dining room

✓ Dishwasher

✓ Double windows

✓ Elevator

✓ High Floor 2+

✓ High ceilings

✓ Pets allowed

✓ Previously rented

✓ Public transport

✓ Satellite

✓ Shower

✓ Tub

✓ Washing machine

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## **Detailed Description:**

**NO USO RICETTIVO! .AVAILABLE FROM 1ST OF DECEMBER 2024.**

### **Apartment:**

This flat has been completely restored by its present owners and is in excellent condition. It is located in a period building with elevator, walking distance to Villa Borghese park. The flat is approx. 110mq. and is divided as follows:

Entrance, spacious living room separated from entrance by French style double doors, lovely parquet flooring throughout, air conditioning, 3 large windows giving lots of light and facing quiet garden. Kitchen: Modern, all stainless steel kitchen, dishwasher, large fridge. Bedrooms: Master bedroom with built in closets, quiet, sunny. Master bath, completely restored with shower. Guest Bedroom: Smaller room but will fit a double bed. 2nd Bath: Excellently restored bath with tub.

### **Area**

This is a very nice mixed residential/commercial enclave between Pinciana (Villa Borghese) and the centre (Via Veneto), in an excellently served neighborhood near the Villa Borghese park and with good transport via bus or metro B-Castro Pretorio 15 minutes by foot. The area is filled with shops, cafés, supermarkets, and one of central Rome's largest gyms with indoor pool.

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Photos / Images:



