

CROFT

REAL ESTATE

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Property Code: 1090

Area: HT04-TRASTEVERE

Near: Piazza S. Maria Trastevere

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 3

Sqm: 100

Outdoor Sqm:

Outdoor Space: Condo Terrace With Views

furnished: Semi (kitchen & Bath)

Type of decor: Mix-ecletic

State of decor: Remodeled

Total rooms: 4

Living room: Spacious Living, Dining

Dining room: Separate

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 1

Bathroom type: 1-shower Only

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Remodled

Cooking facilities: Gas Cookers+oven

Heating: Central Heating

Floor type: Terracotto

Luminosity: Bright

Noise level: Slight Noise

Parking: None - Street

Public transport: Buses, Tram 8

Building condition: Excellent

Year built: 1800

Neighborhood: Central

Condo expenses: 150

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Alarm
 - ✓ Attic/Top floor
 - ✓ Balcony
 - ✓ Built in closets
 - ✓ Children allowed
 - ✓ Close to park
 - ✓ Dining room
 - ✓ Dishwasher
 - ✓ Double windows
 - ✓ High Floor 2+
 - ✓ High ceilings
 - ✓ Previously rented
 - ✓ Public transport
 - ✓ Satellite
 - ✓ Shower
 - ✓ Terrace
 - ✓ View
 - ✓ Washing machine
 - ✓ Wooden Ceils
-

Detailed Description:

NO TRANSITORY LEASE

Apartment

This apartment is located between Piazza S. Maria in Trastevere and Via della Scala in a completely refurbished Palazzo d'Epoca on a sunny 3rd floor-without elevator. The area is full of shops, restaurants and characteristic stores. Also close to supermarkets and the open market in Piazza S. Cosimato. Offering ample transport options via no. 8 tram and buses.

This top floor flat is approx. 100mq. and divided as follows:

-Entrance: Spacious, sunny double living room with antique cotto floors, large windows with pleasant views over rooftops. **Dining Room** separated by two archways from living.

-Kitchen: completely restored and equipped with fridge, oven, six burners, dishwasher and washing machine

-Closets: One entire room dedicated to closets space. You will never find so much closet space in another flat!

Master Bedroom: good size double bedroom with parquet floors and pleasant views.

-Study/Guest Bedroom: Small 2nd room adjacent to master and living room which could be a separate study or very good guest room.

Bathroom: Bathroom in excellent shape with oversized shower and a little service balcony with the washing machine and independent heating system. **Condo Terrace:** There is a beautiful terrace located TERRACE: Up one flight of stairs, there is a spectacular condominium rooftop terrace with views of the Gianicolo, the Fontanone and all of Ancient Rome. This area has been divided up for exclusive use by each apartment and this flat has a private area, fully decorated with table and chairs, perfect for outdoor dining, lounging.

This spacious apartment has lots of natural light, characteristic cotto and mosaic floors and charming views of the rooftops and surrounding side streets, as well as a lovely outdoor terrace for al fresco dining or entertaining.

Area

The Trastevere area is one of Rome's oldest and most characteristic neighbourhoods, home to the beautiful piazza of S. Maria in Trastevere and bordered on the north by the botanical gardens and Monteverde. It is excellently served by transport, such as the no. 8 tram with connections directly to the center and to the airport via the Trastevere station and not far from the Ostiense station. Also, walking distance via foot bridge to Piazza Navona & Campo de' Fiori. The area is also full of restaurants, cafés as well as neighbourhoods, shops, including one of the Centre's biggest supermarkets and a nice open market in Piazza S. Cosimato. Also near one of Rome's nicest parks, Villa Pamphili and near the riverside.

Trastevere: Ampio, completamente ristrutturato, luminoso. Soggiorno, pranzo, letto, studio/secondo letto. A/C, vista, pavimenti antichi. Rif 1090

Appartamento

Situato in un bel palazzo d'epoca completamente ristrutturato, tra Piazza S. Maria in Trastevere e Via della Scala, luminoso, terzo piano senza ascensore. Recentemente ristrutturato, misura circa 100mq ed è così suddiviso: ingresso, ampio salone doppio con pavimenti antichi e vista sui tetti, luminosissimo, tanti armadi a muro nel corridoio
Zona notte: camera da letto padronale di discreta misura con pavimenti in parquet, seconda camera da letto/studio, leggermente più piccola

Cucina: completamente ristrutturata e completa di tutto, frigo, forno, piano cottura a sei fuochi, lavatrice, lavastoviglie.

Bagno: ristrutturato, con grande cabina doccia.

Terrazza condominiale: bellissima terrazza condominiale, situata proprio sopra l'appartamento, che pur non essendo privata, può essere utilizzata anche dagli inquilini.

Il quartiere di Trastevere é uno dei più vecchi e caratteristici quartieri di Roma dove si trova la bellissima Piazza S. Maria in Trastevere, con a nord l'Orto Botanico e Monteverde. Molto ben servito dai mezzi di trasporto, tra cui il tram no, 8 che collega direttamente il centro con l'aeroporto via Stazione di Trastevere, non lontano anche dalla Stazione Ostiense. A pochi passi il ponte Sisto, solamente pedonale, porta direttamente a Piazza Navona e Campo de' Fiori. La zona è piena di ristoranti, caffè e di negozi di quartiere, compreso uno dei più grandi supermercati del centro ed il mercato rionale di Piazza San Cosimato. Vicino anche ad uno dei parchi più belli di Roma, Villa Pamphili ed al Lungotevere.

Photos / Images:









