

# CROFT

## REAL ESTATE

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

---

**Property Code:** 1120

**Area:** HT04-TRASTEVERE

**Near:** Trastevere

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** Attic

---

**Sqm:** 150

**Outdoor Sqm:** 50

**Outdoor Space:** Roof Terrace

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

**Type of decor:** Modern

**State of decor:** Good

**Total rooms:** 6

**Living room:** Fireplace/t.v. Room

**Dining room:** Separate

**Double bedrooms:** 2

**Single bedrooms:** 1

**Bathrooms:** 3

**Bathroom type:** 2-tub, 1 Shower

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

**Kitchen type:** Large

**State of Kitchen:** Good

**Cooking facilities:** Electric Cookers+oven

**Heating:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses, Tram 8

**Building condition:** Excellent

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** 150 Month

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

---

### Amenities:

- |                    |                    |                      |
|--------------------|--------------------|----------------------|
| ✓ Air conditioning | ✓ Attic/Top floor  | ✓ Balcony            |
| ✓ Built in closets | ✓ Children allowed | ✓ Close to park      |
| ✓ Dining room      | ✓ Dishwasher       | ✓ Double windows     |
| ✓ Fireplace        | ✓ High Floor 2+    | ✓ Internal stairwell |
| ✓ Jacuzzi tub      | ✓ Loft Bedroom     | ✓ Previously rented  |
| ✓ Public transport | ✓ Safe Box         | ✓ Satellite          |
| ✓ Shower           | ✓ Terrace          | ✓ Tub                |
| ✓ View             | ✓ Washing machine  | ✓ Wooden Ceils       |
-

## Detailed Description:

### Apartment

This flat is conveniently located on a quiet street just a few steps from the center of Trastevere, walking distance to movie theaters, supermarkets, open markets, park and historic center. The flat is situated in an antique building on the 2nd (top) floor is approx. 130mq. in addition to a large private 40mq. terrace and divided as follows: -Two separate entrance, one leading into living room and one into study area. -Living room: Living room with two large windows overlooking street, parquet floors and air conditioning. -Loft Study: Above living room is a well equipped study, with built in bookshelves and parquet floors. Excellent work area. -kitchen: Completely equipped kitchen with dishwasher, large fridge, window overlooking street. -Dining Room-Second living room or third master bedroom, A large double room with built in bookshelves, dining separated by two marble columns. This secondo living room could also be used as a third guest room. -Baths: On this level there are two bathrooms, a guest bath adjacent the living room with a shower and second bath near the second living room with a full tub. -2nd Level: On the second level are two full bedrooms and one full bath. The master bedroom has parquet floors, air conditioning, a large walk in closet and on suite bath. -On suite bath with Jacuzzi tub. -2nd Bedroom: Spacious room with exit onto balcony leading to terrace and separate stairwell leading down to lower level. -Terrace: A magnificent terrace with outdoor awning, lot's of plants and space for table for eight. Large enough for outdoor dining and entertaining.

This flat is well located, close to the no. 8 tram running directly to Trastevere station or across the river to the Center, walking distance to all shops, supermakets, etc. The flat is in excellent condition and the terrace may be enjoyed all year round.

### 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.

---

Photos / Images:



