

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: 1169

Area: HT15-PRATI-BORGO-VATICANO

Near: St. Peters

Region: Lazio

Province: Roma

Property Type: Villa

Floor: Independent

Sqm: 45

Outdoor Sqm: 20

Outdoor Space: Lovely Garden

furnished: Yes (fully)

Type of decor: Mix-ecletic

State of decor: Excellent

Total rooms: 2

Living room: Bright, Opeing On Garden

Dining room: In Kitchen\on Garden

Double bedrooms: 1

Single bedrooms: 0

Bathrooms: 1

Bathroom type: 1- Shower, Restored

Fridge/Freezer: 1/2 Size Fridge

Kitchen type: Small

State of Kitchen: New

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses, Metro A

Building condition: Excellent

Year built: 1900

Neighborhood: Central

Condo expenses:

Other expenses:

Term: Casa Vacanza

Utilities active: Affittassi Per €150 Al Giorno (all Enclusive) Erla

Amenities:

- ✓ Air conditioning
 - ✓ Dishwasher
 - ✓ Indipendant house
 - ✓ Public transport
 - ✓ Sofa bed
 - ✓ Washing machine
 - ✓ Built in closets
 - ✓ Double windows
 - ✓ Internal stairwell
 - ✓ Satellite
 - ✓ TV
 - ✓ Close to park
 - ✓ Garden
 - ✓ Previously rented
 - ✓ Shower
 - ✓ Terrace
-

Detailed Description:

Apartment

This little independent cottage is located in a small 19th century building, fully restored and excellently maintained. The entire building is only 3 apartments and there is also a common terrace where one can put a bicycle or sit outside. The little house is approx. 45mq. and is located in the middle of its own little private garden, divided as follows: Entrance way into little living room sofa, one wall of glass looking out onto well-kept garden and part of ancient Aurelian wall. This room has been tastefully appointed with a mixture of antique cotto floors, modern and antique pieces. Bedroom: Bedroom with twin bed. Kitchen: Corner kitchen, small but newly installed with fridge, oven, & gas cookers. Bathroom: Small, restored bath, shower only. Garden: Unique little garden surrounding this house and bordering medieval and Roman walls located directly in the garden. Large enough for outdoor dining, relaxing. Common Area: This is also a common terrace area where one can hang their cloths to dry, a BBQ and wood for common use and a table and chairs. This is a very unique property, a true little cottage nestled between the medieval buildings of Borgo, yet with privacy, silent and located near the metro Rome's center. Terrace: Private terrace, lots of sun, silent, can be used all year round. There is a lovely condominium garden where one can park a bicycle or sit outside and read a book.

Area

Characteristic little village like neighbourhood located between Castel S. Angelo and next to St. Peter's square, this area is well serviced by transport, walking distance to Ottaviano A metro stop and large number of buses and trams in Piazza Risorgimento. Just a short walk across the bridge to Piazza Navona and near to the Riverside. Very near to Rome's busiest centre shopping district along Via Cola di Rienzo.

Centro-Borgo Pio: Delizioso piccolo bilocale in palazzo d'epoca con grazioso giardino privato e terrazzo. Restaurato, arredato, luminoso, silenzioso, vicino metro, negozi e servizi. Rif. 1169

Appartamento

Questo piccolo cottage indipendente si trova in un edificio dell'800, completamente restaurato e ottimamente mantenuto. L'intero edificio è di soli 3 appartamenti e c'è anche una terrazza comune.

L'appartamento è di ca. 45 mq. e si trova al centro di un proprio piccolo giardino privato, così suddiviso: Ingresso nel soggiorno con una parete di vetro che si affaccia sul giardino ben curato e parte dell'antica cinta muraria Aureliana. Questa camera è stata arredata con gusto, antichi pavimenti in cotto ed un mix di arredi moderni e antichi. Camera da letto: camera da letto con due letti singoli. Cucina: cucina ad angolo, piccola ma di recente installazione con frigorifero, forno e fornelli a gas. Bagno: piccolo bagno restaurato, solo con doccia. Giardino: piccolo giardino unico che circonda questa casa e confina con le mura medievali e romane situate direttamente nel giardino. Abbastanza grande per mangiare all'aperto, rilassarsi. Area comune: Questa è anche una terrazza comune dove si possono stendere i panni ad asciugare, o mangiare all'aperto. Questa è una proprietà davvero unica, un vero piccolo cottage incastonato tra gli edifici medievali di Borgo, ma con privacy, silenzioso e situato vicino al centro della metropolitana di Roma.

Terrazza: terrazza privata, molto soleggiata, silenziosa, utilizzabile tutto l'anno. C'è un bel giardino condominiale dove si può parcheggiare una bicicletta o sedersi fuori a leggere un libro.

Photos / Images:





