

# CROFT

## REAL ESTATE

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**Property Code:** 1172

**Area:** HT16-PRATI-MAZZINI-CLODIO-VITTORIA

**Near:** Piazza Mazzini

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:**

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**Sqm:** 110

**Outdoor Sqm:** 0

**Outdoor Space:** None

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

**Type of decor:** Modern

**State of decor:**

**Total rooms:** 3

**Living room:** Spacious, Sunny

**Dining room:** In KitchenLiving

**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:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Ceramic Tiles

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses, Metro A

**Building condition:** Excellent

**Year built:** 1910-1920

**Neighborhood:** Central

**Condo expenses:** 150

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Basement Flat
- ✓ Close to park
- ✓ Doorman
- ✓ High Floor 2+
- ✓ Public transport
- ✓ Tub

- ✓ Built in closets
- ✓ Dining room
- ✓ Double windows
- ✓ High ceilings
- ✓ Satellite
- ✓ View

- ✓ Cantina Cellar
  - ✓ Dishwasher
  - ✓ Elevator
  - ✓ Previously rented
  - ✓ Shower
  - ✓ Washing machine
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## Detailed Description:

Prati-Mazzini: Spacious 2 bedroom, 2 bath, large living, kitchen, parking, bright, attractive period building. Ref 1172

CONTRACT OF RENT ONLY 18 MONTHS .

### Apartment

Located in the best part of Prati, near Piazza Mazzini, this is a very convenient area, not far from the Lepanto Metro Stop, and walking distance to many shops, restaurants, etc. The flat is located in a lovely period building on a 4th floor with elevator and is approx. 125sqm. divided as follows:

All room accessed off entrance foyer: Living: Spacious living with period "Veneziani" hand laid gravel floors, high ceilings, two large windows with pleasant views on surrounding buildings.

Kitchen: Spacious kitchen with table for four, recently restored. The apartment is bright and silent and is excellently located.

Bedrooms: 2 bedrooms, both very large, free-standing closets.

Bathrooms: 2 Newly restored bathrooms, one with tub, one with shower.

This bright apartment is located in a period complex just adjacent Piazza Mazzini, near shops and services. The flat is quiet and located on a high floor with an elevator and plenty of natural light.

### Area

The area of Piazza Mazzini in Prati is conveniently located near to the A metro line and a short distance from Rome's major shopping district, along Via Cola di Rienzo, as well as the Vatican. There is a large daily open market in Piazza Mazzini, as well as a large number of high quality neighbourhood food shops and restaurants. This neighbourhood is also near the river and the Historic Center.

Prati-Mazzini: Spazioso biletto.2 bagni. Grande soggiorno, cucina, parcheggio. Luminoso. Palazzo d'epoca. Rif 1172

**Contratto solo transitorio di 18 mesi . Previsti lavori della facciata del palazzo .**

### Appartamento

Situato in una delle zone migliori di Prati, vicino a Piazza Mazzini. La zona é molto comoda, vicina alla fermata Lepanto della metro A, con tanti negozi, ristoranti, caffè, etc. L'appartamento é al quarto piano con ascensore, misura circa 115mq. ed é così suddiviso: Entrata con grande corridoio da cui si accede alle stanze. Soggiorno: Luminoso con due grandi finestre con vista piacevoli. Pavimenti originali veneziani decorati. Letto: 2 grandi stanze con armadi. Bagni: 2 bagni ristrutturati, uno con vasca ed uno con doccia. Cucina: arredata e completa di elettrodomestici. Questo appartamento è ben situato e collegato da mezzi di trasporto ed ha un box auto.

L'area di Piazza Mazzini in Prati è situata vicino alla linea A della metropolitana e a breve distanza dal quartiere commerciale di Roma, Via Cola di Rienzo, così come il Vaticano.

C'è un grande mercato aperto tutti i giorni in Piazza Mazzini, così come un gran numero di negozi di alta qualità di vicinato alimentari e ristoranti. Questo quartiere si trova vicino al fiume e al Centro Storico.

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Photos / Images:







