

CROFT

REAL ESTATE

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Property Code: 1218

Area: HT11-Aventino

Near: Aventino

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 5

Sqm: 55

Outdoor Sqm: 30

Outdoor Space: Private Terrace

furnished: Yes (fully)

Type of decor: Antique

State of decor: Very Good

Total rooms: 2

Living room: Bright, Sunny

Dining room: In Living Area+terrace

Double bedrooms: 1

Single bedrooms: 0

Bathrooms: 1

Bathroom type: 1-new, Shower Only

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses, Metro B

Building condition: Good

Year built: 1950+

Neighborhood: Central

Condo expenses: 200

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Balcony
- ✓ Close to park
- ✓ Elevator
- ✓ Safe Box
- ✓ Terrace

- ✓ Alarm
- ✓ Built in closets
- ✓ Dishwasher
- ✓ Previously rented
- ✓ Satellite
- ✓ View

- ✓ Attic/Top floor
 - ✓ Children allowed
 - ✓ Doorman
 - ✓ Public transport
 - ✓ Shower
 - ✓ Washing machine
-

Detailed Description:

Attico-Aventino: Furnished 1 bedroom, living, large private terrace. Bright, silent, doorman, air conditioning, near transport, center. Ref 1218

Apartment

This flat is located in a modern, well-kept building with a full time doorman and elevator. Walking distance to the FAO, Ostiense B metro line and near the busy shopping quarter of Testaccio. The flat has been completely restored and is furnished with a mixture of traditional pieces. Approx. 55mq. + a 35mq. private terrace, divided as follows: Entrance foyer, living room with dining table for 4, sofa bed, exit directly onto terrace. Terrace: Large, private terrace with table for 6, partially covered and facing tree lined surrounding area. Quiet and bright. Kitchen: kitchen located adjacent to living room, fully equipped, newly restored and never used. Large storage room located behind a sliding door in the living room which may also be used as a temporary guest room. Bedroom: Bedroom with double bed, built in closets, bright, silent, view of Piazza. Bath: Bath with oversized shower, washing machine.

This apartment has parquet floors throughout, is silent and bright, located in a safe building in an excellent area.

Area

This is one of Rome's most prized residential neighborhoods, located between the Giardino degli Aranci, Circo Massimo and within walking distance to Testaccio, Trastevere and Piazza Venezia. Aventino is a tree lined community providing an island of peace in the middle of Rome. The area is well positioned, with many shops along Viale Aventino and nearby Testaccio market, also walking distance to transport, including Line B and the Ostiense Train Station with connections to the airport and seaside.

Attico-Aventino: Arredato, 1 camera da letto, soggiorno , grande terrazzo privato. Luminoso, silenzioso, portiere, aria condizionata. vicino a trasporti e al centro. Rif 1218

Appartamento

Situato in un edificio moderno, ben tenuto, con portiere a tempo pieno e portiere. A pochi passi dalla FAO, dalla stazione Ostiense e dalla metro B. Vicino al centro commerciale e mercato rionale di Testaccio. L'appartamento misura circa 55mq. + 35mq di terrazzo ed é così suddiviso:

- Ingresso, soggiorno con tavolo da pranzo per 4, divano letto, uscita sul terrazzo.
- Letto: camera matrimoniale con armadi a muro, silenziosa e con vista sulla piazza.
- Bagno: con doccia grande, lavatrice.
- Cucina: vicina al soggiorno, completa di tutto, appena ristrutturata e mai usata.
- Storage: a fianco alla cucina un grande ripostiglio separato da porta scorrevole può essere usato anche come temporanea stanza ospiti.

Pavimenti in parquet in tutto l'appartamento, silenzioso, in un palazzo tranquillo in una zona molto comoda.

- Terrazzo: grande terrazzo privato con tavolo per 6, parzialmente coperto e con affaccio sulla zona alberata circostante.

Zona

Questa é una delle più apprezzate zone residenziali di Roma, situata tra il Giardino degli Aranci ed il Circo Massimo e a pochi passi da Testaccio, Trastevere e Piazza Venezia.

L'Aventino é una zona alberata che offre un'isola di pace nel cuore di Roma. Ben collocata, con tanti negozi lungo il Viale Aventino e vicina al famoso mercato rionale di Testaccio. Raggiungibili a piedi tanti mezzi di trasporto, compresa la Metro B e la Stazione Ostiense che collega la città con l'aeroporto e con il mare.

Photos / Images:



