

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 1220

**Area:** HT03-GHETTO-S. TEODORO

**Near:** Circo Massimo

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 45

**Outdoor Sqm:** 0

**Outdoor Space:** None

**furnished:** Yes (fully)

**Type of decor:** Antique

**State of decor:** Good

**Total rooms:** 2

**Living room:** Small, Silent

**Dining room:** In Living Area

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** 1-shower, Restored

**Fridge/Freezer:**

**Kitchen type:** Small

**State of Kitchen:** Good, Restored

**Cooking facilities:**

**Heating:** Central Heating

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** 150

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Built in closets

✓ Close to park

✓ Dishwasher

✓ Elevator

✓ High Floor 2+

✓ Public transport

✓ Safe Box

✓ Satellite

✓ Shower

✓ Washing machine

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## Detailed Description:

### Apartment

This apartment is located in one of Rome's most sought after areas, the tranquil S. Teodoro, a lovely little island sandwiched between the Campidoglio/Piazza Venezia and the Roman Forum.

Walking distance to the B metro line and all of Rome's historic center. The flat is approx. 45mq. and is divided as follows:

-Entrance directly into little living room with sofa, single guest hide-away bed, dining table. Furnished with antique pieces.

-Kitchen: Small separate kitchen, fully equipped with dishwasher, washing machine.

-Bedroom: Double bed, built-in closets, tastefully furnished with antique pieces.

-Bath: Restored bathroom with shower.

This flat is safe, silent and located in an excellent area

**Centro-Foro:** Arredato, camera da letto, bagno, palazzo d'epoca, silenzioso, vicino trasporti. # 1220

Situato in una delle più richieste zone di Roma, Via San Teodoro, una piccola oasi di tranquillità racchiusa tra il Campidoglio ed il Foro Romano. A pochi passi dalla metro B e da tutto il centro storico. L'appartamento misura circa 45 mq. ed è così suddiviso:

- Ingresso diretto nel piccolo soggiorno con un divano, un letto ospiti nascosto in un mobile cassettone, tavolo da pranzo. Arredato con pezzi antichi.

- Cucina: piccola cucina separata completa di lavastoviglie, lavatrice.

- Letto: Letto matrimoniale, armadio a muro, arredamento antico.

- Bagno: ristrutturato con doccia. Appartamento tranquillo, sicuro, in una bella zona ed in un complesso elegante.

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Photos / Images:

