

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 1361

**Area:** HT04-TRASTEVERE

**Near:** Trastevere

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** First

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**Sqm:** 95

**Outdoor Sqm:** 0

**Outdoor Space:** None

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 3

**Living room:** High Ceilings, Bright

**Dining room:** In Living Area

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 2

**Bathroom type:** 1-tub, 1 Shwoer

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

**Kitchen type:** Large

**State of Kitchen:** Restored

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Slight Noise

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** €100

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
- ✓ Close to park
- ✓ High ceilings
- ✓ Satellite
- ✓ Tub
- ✓ Wooden Ceils

- ✓ Built in closets
- ✓ Dishwasher
- ✓ Public transport
- ✓ Shower
- ✓ View

- ✓ Children allowed
  - ✓ Double windows
  - ✓ Safe Box
  - ✓ Tennis
  - ✓ Washing machine
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## Detailed Description:

### Apartment

This flat is located just steps away from Piazza Santa Maria in Trastevere, in an area surrounded with restaurants, shops, supermarkets and cafes in a small characteristic building on the first floor and is approx. 95mq. divided as follows:

- Entrance foyer leading into bright living room with original high wooden ceilings and pleasant views of the cupola of S. Maria in Trastevere. Tastefully furnished with a mix of modern pieces.
- Kitchen: Small kitchen but separate from living room, in excellent condition and fully equipped with dishwasher, large fridge, oven. In addition, there is a small laundry room adjacent to living.
- Bedrooms: Master bedroom with built in closets and on suite bath, in addition to little dressing room between bath and bedroom.
- 2nd Guest Bedroom with sofa bed located adjacent to living room. -2nd Guest bath in hallway with shower. Bathrooms are modern and in very good condition.

### Area

The Trastevere area is one of Rome's oldest and most characteristic neighborhoods, 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, cafes as well as neighborhoods, 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.

Trastevere: Moderno 2 camere, 2 bagni, soggiorno, soffitti alti, luminoso. Pavimenti in parquet, ristrutturato ed arredato con gusto. Rif 1361

### Appartamento

A pochi passi da Piazza Santa Maria in Trastevere, in una zona circondata da ristoranti, negozi, supermercati, caffè, etc. Al primo piano di un palazzo d'epoca ben conservato, senza ascensore, misura circa 90mq. ed é così suddiviso:

- Ingresso, soggiorno con alti soffitti in legno e pavimenti in parquet. Vista piacevole sulla cupola di S. Maria in Trastevere, molto luminoso.
- Cucina: Piccola ma separata dal soggiorno, in ottime condizioni e completa di lavastoviglie e grande frigo. Piccolo locale lavanderia vicino al soggiorno.
- Letto: Camera padronale con armadi a muro e bagno all'interno oltre ad un piccolo spogliatoio tra il bagno e la camera.
- Seconda stanza ospiti con divano letto situata vicino al soggiorno. Nel corridoio secondo bagno ospiti con doccia. Entrambi i bagni sono in buone condizioni.

## **Zona**

Il quartiere di Trastevere é uno dei piú vecchi e caratteristici quartieri di Roma dove si trova la bellissima Piazza S. Maria in Trastevere, con a nord l'Orto Botanico e Monteverde. Molto ben servito dai mezzi di trasporto, tra cui il tram no, 8 che collega direttamente il centro con l'aeroporto via Stazione di Trastevere, non lontano anche dalla Stazione Ostiense. A pochi passi il ponte Sisto, solamente pedonale, porta direttamente a Piazza Navona e Campo de' Fiori. La zona é piena di ristoranti, caffè e di negozi di quartiere, compreso uno dei piú grandi supermercati del centro ed il mercato rionale di Piazza San Cosimato. Vicino anche ad uno dei parchi piú belli di Roma, Villa Pamphili ed al Lungotevere.

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Photos / Images:









