

CROFT

REAL ESTATE

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Property Code: 1420

Area: HT02-NAVONA-PANTHEON-CAMPO DE FIORI

Near: Navona-via Giulia-

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 3

Sqm: 120

Outdoor Sqm: 3

Outdoor Space: Little Balcony

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Very Good

Total rooms: 4

Living room: Spacious, High Ceilings

Dining room: Seperate-next To Kitchen

Double bedrooms: 2

Single bedrooms: 1

Bathrooms: 2

Bathroom type: 1-tub, 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good Size, Renovated

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses

Building condition: Good

Year built: 1800

Neighborhood: Central

Condo expenses: € 100

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Balcony
- ✓ Close to park
- ✓ High Floor 2+
- ✓ Loft Bedroom
- ✓ Shower
- ✓ Wooden Ceils

- ✓ Built in closets
- ✓ Dining room
- ✓ High ceilings
- ✓ Pets allowed
- ✓ Tub

- ✓ Children allowed
 - ✓ Double windows
 - ✓ Internal stairwell
 - ✓ Public transport
 - ✓ Washing machine
-

Detailed Description:

Apartment

This apartment is conveniently located on a small, quiet side street, just off Via Giulia. Walking distance to Piazza Navona, Campo de' Fiori and close to supermarkets, restaurants, cafes, etc. The flat is situated in a well-kept Palazzo d'Epoca on the 3rd floor with no elevator and is approx. 120mq. divided as follows: -entrance, dining room adjacent to kitchen. -Kitchen: good size, renovated kitchen, fully equipped with oven, gas burners, no fridge. -Living room: Spacious living room with high antique wooden ceilings. Bright room with pleasant views onto rooftops. -Bedrooms: Master bedroom with parquet floors, large enough for double bed and closets. Loft area located in master bedroom may be used for storage. -Master Bath: On suite bath, newly renovated, in marble with tub and shower. -2&3rd Bedrooms: both bedrooms have a loft area which may be used as sleeping area, parquet floors, both bright and with parquet floors. -2nd Bath: Bathroom with shower, in very good condition. -Balcony: Small balcony located adjacent to entrance for hanging close or smoking.

This pleasant flat is very bright and silent. All rooms are pleasantly exposed onto interior courtyards and looking onto surrounding rooftops. Walking distance to all of the Centro Storico.

Area

This is one of Rome's most characteristic areas, located directly in Rome's Historic district, near Piazza Farnese, Campo de' Fiori and just a walk from the Historic Centre's main transport hub in Largo Argentina, with tram service directly to Trastevere station and ongoing connections to the Airport\Parco de' Medici and express buses to Termini. The area is full of shops, cafe's, near Campo de' Fiori open market, the Pantheon and just 5 minutes walk across the bridge to Trastevere. There are also a number of supermarkets, gyms nearby as well as the Riverside.

Centro-Via Giulia: Luminoso, 3 camere, 2 bagni, ampio soggiorno, cucina arredata. Pavimenti in parquet, soffitti alti. Situato in una piccola strada in un palazzo d'epoca. Rif 1420

Appartamento

Sito in una traversa di via Giulia, a due passi da campo dei Fiori, Vaticano, Trastevere e Piazza Navona. 3° piano senza ascensore, l'immobile si presenta in buono stato di manutenzione con pavimenti in parquet, bagni nuovi, cucina arredata, travi a vista, ed è molto luminoso, tutto di circa 110mq. e diviso come segue: ingresso con piccolo balconcino con affaccio interno, ampio disimpegno dove è possibile fare la zona pranzo o studio, cucina abitabile, camera da letto con bagno en-suite ed un soppalco che funge da armadio ottimo per il cambio stagione, ampio salone con due finestre. Corridoio dove troviamo le due camerette sempre soppalcate, il soppalco non è vivibile ossia non si può stare in piedi, ma per chi lo desidera è possibile mettere un materasso e fare la zona notte sopra e giù tenerlo come studio, le due camere sono servite da un altro piccolo bagno con doccia.

Zona

Una delle zone più caratteristiche di Roma, situata proprio nella Roma storica del XVII secolo, vicino a Piazza Farnese, Campo de' Fiori e a pochi passi dal centro di Roma e dall'importante capolinea di Largo Argentina con il tram no 8, che porta direttamente alla Stazione di Trastevere da dove parte il collegamento con l'aeroporto ed il Parco de' Medici, e con autobus veloci per la Stazione Termini.

La zona è piena di negozi, caffè, vicino al famoso mercato all'aperto di Campo de' Fiori, al Pantheon e a 5 minuti dal ponte che porta a Trastevere. Nella zona tanti supermercati, palestre.

Photos / Images:



