

# CROFT

## REAL ESTATE

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**Property Code:** 1948

**Area:** HT01-CENTRO-Popolo-Spagna-Trevi

**Near:** Piazza Di Spagna

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 4

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**Sqm:** 45

**Outdoor Space:** Little Balcony

**Type of decor:** Modern

**Total rooms:** 2

**Outdoor Sqm:** 5

**furnished:** Yes (fully)

**State of decor:** Excellent

**Living room:** Spacious Living

**Dining room:**

**Single bedrooms:** 0

**Bathroom type:**

**Kitchen type:** Large

**Double bedrooms:** 1

**Bathrooms:** 1

**Fridge/Freezer:**

**State of Kitchen:** Full Kitchen

**Cooking facilities:** Electric Cookers+oven

**Floor type:** Parquet & Other

**Noise level:** Silent

**Public transport:** Metro A

**Heating:** Central Heating

**Luminosity:** Bright

**Parking:** None - Street

**Building condition:** Excellent

**Year built:** 1800

**Condo expenses:**

**Term:** Casa Vacanza

**Neighborhood:**

**Other expenses:**

**Utilities active:**

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### Amenities:

- |                    |                     |                      |
|--------------------|---------------------|----------------------|
| ✓ Air conditioning | ✓ Balcony           | ✓ Built in closets   |
| ✓ Children allowed | ✓ Close to park     | ✓ Doorman            |
| ✓ Double windows   | ✓ Elevator          | ✓ High Floor 2+      |
| ✓ High ceilings    | ✓ Previously rented | ✓ Public transport   |
| ✓ Satellite        | ✓ Shower            | ✓ Sofa bed           |
| ✓ TV               | ✓ Tennis            | ✓ Utilities included |
| ✓ Washing machine  |                     |                      |
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## Detailed Description:

### **Charming two-room apartment with balcony and views over the rooftops of Rome . App. rif#1948**

We present a unique opportunity to live or invest in the heart of the Eternal City. This splendid fourth-floor, two-room apartment captures the essence of Roman living. The spacious and bright living room with a kitchenette is characterized by an elegant exposed wooden-beamed ceiling that adds warmth and character to the space. The living area features a comfortable red sofa that adds a vibrant touch of color, alongside a delightful dining table perfect for breakfasts and dinners.

The bedroom, with its comfortable double bed, is a peaceful sanctuary, while the balcony offers picturesque views over Rome's historic rooftops, a panorama that creates a magical atmosphere at any time of day. The modern and bright bathroom completes the property. An excellent solution for those seeking a home with a strong character and an enviable location.

#### **Apartment**

This flat is conveniently located in a Palazzo d'Epoca with an elevator on a small elegant street located between Piazza di Spagna and Via del Corso. Walking distance to the Metro A, shops, restaurants and near the Villa Borghese park, the flat is maintained to a high standard and is situated in a full-service Residence building.

#### **Spagna-Popolo Neighborhood**

This area is located near Rome's most renowned squares, Piazza di Spagna and Piazza del Popolo. Packed with shops, boutiques, café's, restaurants and within walking distance to all of central Rome. Good transport connections via buses in Piazza S. Silvestro or metro A-Spagna stop. Also walking distance to the Flaminia train station with trains to North Rome and the Lake district. This is a fashionable, yet easy area to live in, with several supermarkets in walking distance, a large gym with indoor pool and near Rome's lovely Villa Borghese Park. It is also walking distance to the Chateaubriand French School.

### **Incantevole bilocale con balcone e vista sui tetti di Roma in Residence di lusso , con servizio di pulizia quotidiana , A/C , WIFI .**

Ti presentiamo un'opportunità unica per vivere o investire nel cuore della città eterna. Questo splendido bilocale, posto al quarto piano, cattura l'essenza dell'abitare romano. L'ampio e luminoso soggiorno con angolo cottura è caratterizzato da un'elegante soffitto con travi in legno a vista che dona calore e carattere all'ambiente. La zona giorno è dotata di un comodo divano rosso che aggiunge un tocco di colore vibrante, affiancato da un delizioso tavolo da pranzo perfetto per colazioni e cene.

La camera da letto, con il suo comodo letto matrimoniale, è un rifugio di pace, mentre dal balcone si può godere di una vista pittoresca sui tetti storici di Roma, un panorama che regala un'atmosfera magica a ogni momento della giornata. Il bagno, moderno e luminoso, completa la proprietà. Un'ottima soluzione per chi cerca un'abitazione con un forte carattere e una posizione invidiabile.

Photos / Images:



