

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 1973

**Area:** HT05-MONTI-FORO-COLOSSEO-CELIO

**Near:** Center-colleo Oppio

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** First

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**Sqm:** 130

**Outdoor Sqm:** 50

**Outdoor Space:** Large Private Terrace

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Recently Renovated

**Total rooms:** 4

**Living room:** Double Living Room

**Dining room:** Separate

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 2

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

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

**Kitchen type:** Large

**State of Kitchen:** New

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses And Metro A

**Building condition:** Excellent

**Year built:** 1950+

**Neighborhood:** Central

**Condo expenses:** 105

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Children allowed

✓ Close to park

✓ Dining room

✓ Dishwasher

✓ Doorman

✓ Elevator

✓ High ceilings

✓ Public transport

✓ Shower

✓ Tennis

✓ Terrace

✓ Washing machine

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## Detailed Description:

### **Apartment**

This apartment is situated on a 1st floor of a well kept building with doorman and elevator, is approx. 1300mq. divided as follows: -Entrance foyer leading into spacious double living room. -Kitchen: Large kitchen with breakfast area, shall be fully equipped and in good condition. -Bedrooms: Master Bedroom facing quiet interior court with bathroom on suite. - Bathroom: Two bathrooms, both with shower.

The apartment is conveniently located between the Parco Celimontana and Porta Metronia, walking distance to the metro, shops, a lovely park and close to FAO. The nearby Colosseum neighbourhood is full of restaurants, supermarkets and well connected via bus and metro lines.

### **AREA**

Colle Oppio (between Monti and Colosseo) Neighbourhood

This is a very nice little antique enclave located near the Colosseo with two lovely parks, including Villa Celimontana. The area is excellently serviced, waking distance to Metro B, bus connectitons and very near shops, restaurants, supermarkets and neighbourhood open market. It is also near the FAO and the lively Monti district as well.

**Centro-Celimontana:** 130mq. Ingresso, salone doppio, pranzo, due camere, due bagni, ampia terrazza privta, vicino alla metro, alla FAO e a negozi. Rif. 1973

### **Appartamento**

Al secondo piano di un edificio ben tenuto con ascensore e portiere, misura circa 130mq. ed é così suddiviso: Tradizionale ingresso che porta ad un grande soggiorno doppio. -Cucina: Ampia cucina abitabile con zona colazione, (da installare) - Zona notte: due camere matrimoniali una delle quali con bagno on suite. - Bagni: bagno padronale con doccia, secondo bagno con doccia.

L'appartamento é in una ottima posizione , tra il parco di Villa Celimontanta e Porta Metronia, a pochi passi dalla metro, dai negozi e dalla FAO. Vicino al Colosseo, zona piena di ristoranti, supermercati e ben collegata da autobus e metropolitana.

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Photos / Images:









