

# CROFT

## REAL ESTATE

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**Property Code:** 1982

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

**Near:** Colosseo

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** Ground

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**Sqm:** 80

**Outdoor Sqm:** 5

**Outdoor Space:** Little Balcony

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

**Type of decor:** Modern

**State of decor:** Very Good

**Total rooms:** 3

**Living room:** Living-dining

**Dining room:** In Living Area

**Double bedrooms:** 1

**Single bedrooms:** 1

**Bathrooms:** 1

**Bathroom type:** New, Shower

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

**Kitchen type:** Large

**State of Kitchen:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet & Other

**Luminosity:** Little Light

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Tram-buses

**Building condition:** Excellent

**Year built:** 1910-1920

**Neighborhood:** Residential

**Condo expenses:** 100

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Balcony

✓ Dishwasher

✓ Pets allowed

✓ Previously rented

✓ Shower

✓ Washing machine

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## Detailed Description:

**NO USO RICETTIVO.**

**Colosseo:Ground floor in a very private building of 3 floors. 85 smq, entrance, living, kitchen, study, bedroom and bathroom with shower. A/C. Ref 1982.**

### **Area**

This flat is in a very convenient area, atop the Colle Oppio and adjacent to the park which bears the same name. Walking distance to the busy shopping district along via Merulana and to both metro stations, A-Manzoni and B-Colosseo. Situated in a lovely period building, the apartment is approx. 80mq. and divided as follows:

Entrance directly into living room with parquet floors and set of stairs leading up to little balcony facing quiet internal courtyard. KITCHEN: fully equipped kitchen in very good condition. BEDROOMS: 1 double Bedroom, one study air conditioning. BATH: Bathroom with shower in excellent condition.

This restored apartment, in an excellent building on quiet tree lined street, but walking distance to transport, shops, etc. All flats have a storage compartment on the ground floor of the building. Near FAO and walking distance to B line metro.

**Colosseo:** In un villino di anni 1930 , piano terra di circa 85 mq . Entrata, soggiorno con uscita tramite la scala su un balcone grande che si affaccia su un cortile di un palazzo. Camera da letto doppia grande bagno con la doccia, cucina arredata, e studio. A/C Rif 1982

### **Zona**

Situato in una zona comoda, in cima al Colle Oppio e vicino all'omonimo parco. A pochi passi dalla commercialissima Via Merulana e alla stazione metro A Manzoni e B Colosseo. Ingresso al palazzo dalla strada principale, si scende poi in un passaggio privato.

Vicino alla FAO e a pochi passi dalla Metro B.

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Photos / Images:



