

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 2006

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

**Near:** Forum\piazza Venezia

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 1

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**Sqm:** 80

**Outdoor Sqm:** 00

**Outdoor Space:** None

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent\modern Art

**Total rooms:** 3

**Living room:** Views Of Monuments

**Dining room:** Open Kitchen W\views

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 2

**Bathroom type:** 1-jacuzzi, 2 Shower

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

**Kitchen type:** Large

**State of Kitchen:** Excellent

**Cooking facilities:** Electric Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1500

**Neighborhood:** Central

**Condo expenses:**

**Other expenses:**

**Term:** 1-12 Months

**Utilities active:**

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## Amenities:

- ✓ Air conditioning
  - ✓ Built in closets
  - ✓ Close to park
  - ✓ Dishwasher
  - ✓ High ceilings
  - ✓ Previously rented
  - ✓ Satellite
  - ✓ TV
  - ✓ Two entry doors
  - ✓ Wooden Ceils
  - ✓ Alarm
  - ✓ Cantina Cellar
  - ✓ Cloths dryer
  - ✓ Double windows
  - ✓ Indipendant house
  - ✓ Public transport
  - ✓ Shower
  - ✓ Tennis
  - ✓ View
  - ✓ Balcony
  - ✓ Children allowed
  - ✓ Dining room
  - ✓ Fireplace
  - ✓ Jacuzzi tub
  - ✓ Safe Box
  - ✓ Stereo
  - ✓ Tub
  - ✓ Washing machine
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## Detailed Description:

### Apartment

Located on one of Rome's most beautiful characteristic streets, directly facing the Roman Forum, this is a quiet little enclave near everything. A very beautiful historic building has been gutted and fully restored by the present owner to the highest standards. This flat is situated in an independent townhouse on the 1st floor and is approx. 80mq. divided as follows:

Entrance-Living: Entrance directly into modern, spacious living room, tastefully furnished, with high ceilings, bright and silent. Entire wall of windows overlooking Roman Ruins.

Kitchen: Lovely, modern, fully equipped kitchen with table for two and views. -Bedroom: Double bedroom with built in closets facing quiet interior courtyard. -Baths: Guest bath with shower all in marble and Master Bath: with Tub, completely renovated to highest standard.

Beautifully decorated and furnished apartment with ample natural light, parquet floors, air conditioning, fast speed internet and situated in a wonderful characteristic area full of shops, restaurants and not far from the B metro Line. The flat has independent heating, air conditioning throughout and, on the lower level of the building is a wine cellar, storage and ironing\laundry room and a sauna.

### Area

Rome's Monti region is one of the center's most characteristic neighborhoods, as well as being very conveniently located. Sandwiched between the Roman Forum and near the busy shopping district of Via Nazionale and Via Cavour. The area is well serviced by transport, just a short walk from Piazza Venezia and the Metro B Cavour stop. Also not far from the central station with airport connections. The area is full of shops, boutiques, cafes and supermarkets as well. Monti is becoming the most alternative fashionable part of the center to live it, with its mix of antique, vintage and new fashion boutiques, as well as quality cafes and eateries.

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Photos / Images:



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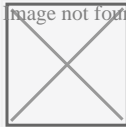




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