

# CROFT

## REAL ESTATE

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**Property Code:** 2011

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

**Near:**

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 4

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**Sqm:** 45

**Outdoor Sqm:**

**Outdoor Space:** No

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 1

**Living room:** 1

**Dining room:** In Living

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** 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:** Metro Cavour

**Building condition:** Good

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** 150

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:** 1550 Include Spese Di Condo???utenze A Parte...

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### Amenities:

- ✓ Air conditioning
- ✓ Double windows
- ✓ Pets allowed
- ✓ Shower
- ✓ Washing machine

- ✓ Built in closets
- ✓ High Floor 2+
- ✓ Previously rented
- ✓ TV

- ✓ Dishwasher
  - ✓ Loft Bedroom
  - ✓ Public transport
  - ✓ Tennis
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## Detailed Description:

### **Apartment**

This apartment is located in the lovely Monti quarter, on a quiet side street just a short walk from Piazza Madonna dei Monti, well serviced by transport via the B metro line and buses and near shops, restaurants, bars, cafe's and supermarkets.

The flat is situated at 4th floor without elevator and approx. 45mq. on two levels and is divided as follows:

**FIRST LEVEL:** -Entrance, living room with parquet floors and high wooden ceilings, built in bookshelves -**KITCHEN:** Well restored kitchen with marble counter tops, large fridge, dishwasher, plenty of storage space and dispense, lovely little balcony with views over rooftops and cupola's. --**SECOND LEVEL:** Reached via a comfortable wooden stairwell in the living room, on the second level we have a nice sleeping area.

The apartment has lots of natural light, is very silent and is excellently situated to take advantage of all the Monti lifestyle has to offer, near transport, restaurants and within walking distance to all of the Historical Center. An amazing view on Rome's roofs, on Santa Maria Maggiore and on Imperial Forum.

**Attico Stile Loft.** Quarto piano senza ascensore .Completamente arredato moderno e molto ben posizionato. A/C Soggiorno, cucina separata e zona notte nel soppalco .Rif. 2011

### **Appartamento**

Questo appartamento si trova nell'adorabile quartiere Monti, in una strada tranquilla, a pochi passi da Piazza Madonna dei Monti, ben collegato con i mezzi pubblici (Metro B e autobus), vicina ai negozi, bar, ristoranti e supermercati.

L'appartamento si trova al quarto piano senza ascensore, misura circa 45mq, sviluppato su due livelli, così divisi:

**PRIMO LIVELLO:** -Ingresso diretto nel soggiorno, con pavimenti in parquet e soffitti alti in legno e armadi a muro.

**CUCINA:** Molto ben ristrutturata, con piani di lavoro in marmo, ampio frigo, lavastoviglie, pensili e dispense, presente anche un piccolo balcone con vista sui tetti circostanti.

-**SECONDO LIVELLO:** Nel secondo livello, collegato tramite una scala in legno nel soggiorno, troviamo la zona notte, con una camera da letto soppalcata.

L'appartamento è molto luminoso, silenzioso, è dotato di A/C e di riscaldamento autonomo a gas.

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Photos / Images:



