

# CROFT

## REAL ESTATE

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**Property Code:** 2088

**Area:** HT27-PICCOLOMINI-GREGORIO VII

**Near:** Center-monte Del Gallo

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** P.t.

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**Sqm:** 54

**Outdoor Sqm:** 18

**Outdoor Space:** Small Balcony And Private Courtyard - balcone E Cortile Privato

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

**Type of decor:** Abitabile

**State of decor:** Very Good

**Total rooms:** 3

**Living room:** Small Living

**Dining room:** Separate Dining

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** Shwoer Only

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

**Kitchen type:** Small

**State of Kitchen:** Good Condition

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1930-1940

**Neighborhood:** Central

**Condo expenses:** Independent

**Other expenses:**

**Term:** For Sale

**Utilities active:** Garage Available At €30.000

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### Amenities:

✓ Balcony

✓ Close to park

✓ Dining room

✓ Low ceiling

✓ Shower

✓ Washing machine

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## Detailed Description:

Monte del Gallo: 55mq. ca. 1 Bedroom flat with independent entrance, living, dining, bedroom, kitchen and bath, private courtyard and garage. Ref 2088

### Apartment

Conveniently situated near the Center and St. Peter's in the sought-after enclave of Monte del Gallo, walking distance to shops, supermarkets and transport, this little 1 bedroom apartment is approx. 55mq. in addition to a private court-terrace of circa 20mq. and is divided as follows: -Independent entrance via off street private gate leading into private terraced courtyard. -Courtyard, circa 20mq., large enough for outdoor dining, perfect for pulling a bike directly into your own flat. - Entrance directly into dining room leading into living, both rooms with windows opening onto private terrace-court. - kitchen: Separate, fully equipped kitchen with window. -Bedroom: double bedroom with on suite bath. -Bath: Bathroom with shower and tub, window onto courtyard.

The home presents itself in very good condition and only requires minor personal adjustments. An independent solution in a characteristic area with tons of neighborhood shops and services all within walking distance.

The home can also be sold with a private garage located circa. 200m from the flat or sold separately.

Monte del Gallo: Appartamento indipendente con 1 camera da letto, soggiorno, sala da pranzo, camera da letto, cucina e bagno, cortile privato e garage. Rif 2088

### Appartamento

Convenientemente situato vicino al centro e a San Pietro nella ricercata enclave di Monte del Gallo, a breve distanza da negozi, supermercati e trasporti, questo piccolo appartamento con 1 camera da letto è di ca. 55mq. oltre a una corte-terrazza privata di circa 20mq. ed è suddiviso come segue: -ingresso indipendente tramite cancello privato fuori strada che conduce in un cortile a terrazze privato. - Cortile, circa 20mq., Abbastanza grande per pranzare all'aperto. -Ingresso diretto nella sala da pranzo che conduce al soggiorno, entrambe le camere con finestre che si aprono sul terrazzo-corte privato. -Cucina: cucina separata, completamente attrezzata con finestra. -Camera da letto: camera matrimoniale con bagno privato. -Bagno: bagno con doccia e vasca, finestra sul cortile.

La casa si presenta in ottime condizioni e richiede solo piccoli aggiustamenti personali. Una soluzione indipendente in una zona caratteristica con molti negozi e servizi di quartiere tutti raggiungibili a piedi.

La casa può anche essere venduta con un garage privato situato a circa. 200 metri dall'appartamento o venduto separatamente.

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Photos / Images:



