

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 2100

**Area:** HT15-PRATI-BORGO-VATICANO

**Near:** Vatican

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 60

**Outdoor Space:** Balcony

**Type of decor:** Modern

**Total rooms:** 2

**Dining room:** In Living Area

**Single bedrooms:** 0

**Bathroom type:** Shower

**Kitchen type:** Open Plan

**Cooking facilities:** Gas Cookers+oven

**Floor type:** Parquet

**Noise level:** Silent

**Public transport:** Metro A

**Year built:** 1900

**Condo expenses:** 60

**Term:** Sold-archived

**Outdoor Sqm:** 2

**furnished:** Yes (fully)

**State of decor:** Excellent

**Living room:** Bright

**Double bedrooms:** 1

**Bathrooms:** 1

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

**State of Kitchen:** Excellent

**Heating:** Independent Gas

**Luminosity:** Bright

**Parking:** None - Street

**Building condition:** Good

**Neighborhood:** Central

**Other expenses:**

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
- ✓ Dishwasher
- ✓ Previously rented
- ✓ TV

- ✓ Balcony
- ✓ Double windows
- ✓ Public transport
- ✓ View

- ✓ Children allowed
  - ✓ High Floor 2+
  - ✓ Sofa bed
  - ✓ Washing machine
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## **Detailed Description:**

### **Apartment**

This flat is located in the Antico Borgo, just adjacent the Vatican on a quiet no traffic street and close to all services, restaurants, supermarkets and quality stores in the Prati area, as well as the lovely park of Castel Sant'Angelo. Located in a well kept period building with an elevator, the apartment is on the third floor with no elevator and is approx. 60mq. divided as follows: -Entrance way leading directly into light filled living room, modernly furnished, dining table for four, sofa bed for guests, air conditioning and parquet floors. KITCHEN: Fully equipped, open plan kitchen with dishwasher, washer/dryer, microwave.

BEDROOM: Quiet bedroom with double bed. BATH: Full bathroom with oversized shower. -TERRACE: Bedroom and bath have double doors opening onto small private terrace with foldable table and chairs.

This recently-restored flat blends modern styling with traditional period features. Original terracotta floors and modern kitchen. The furniture is inspired by Swedish minimalism and vintage 1950's design

### **Neighborhood**

This historic apartment is just minutes from the Vatican City in Rome, and features chic contemporary styling in a classic cobbled street setting. Ideal for small families, this centrally-located residence is perfect for exploring the city: spend your days visiting the world-famous tourist sights, sampling delicious gelato or relaxing on your own private terrace with a strong Italian coffee. The monuments of the Roman Empire are easily accessible on public transport and the city's

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