

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 2185

**Area:** HT66-BATTISTINI-MONTE SPACCATA

**Near:** Cornelia-boccea

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 4

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**Sqm:** 80

**Outdoor Sqm:** 15

**Outdoor Space:** Terrace

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Modern

**Total rooms:** 3

**Living room:** Spacious Living Room

**Dining room:** In Living Area & Terrace

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:**

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

**Kitchen type:** Large

**State of Kitchen:** Modern

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Near Metro Cornelia A Line

**Building condition:**

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** € 45 / Month

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Attic/Top floor

✓ Built in closets

✓ Dishwasher

✓ Double windows

✓ Elevator

✓ Fireplace

✓ High Floor 2+

✓ Shower

✓ Terrace

✓ View

✓ Washing machine

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## Detailed Description:

### APARTMENT

This flat is situated on a side street near the bustling Via Boccea, walking distance to a large number of shops, restaurants and the A metro stop Cornelia. The apartment is a top floor with an elevator in a well kept, modern building and approx. 75mq. in addition to the terrace and divided as follows: -

Entrance directly into spacious living room with parquet floors, modern L shaped sofa, exit directly out onto livable terrace. -Kitchen: Spacious, fully renovated kitchen, completely equipped and with dining table for six. -Bedrooms: Master bedroom with double bed and built in closets, parquet floors and exit onto balcony. -Second Bedroom: Single bed and built in closets. Both rooms bright and silent and with air conditioning. Bath: Full bath with jacuzzi shower.

The apartment has been recently renovated and furnished and comes with a private garage. A bright, silent flat located in proximity to major shopping via of Via Boccea and not far from the A line metro stop Cornelia with connections directly to the historical center.

### APPARTAMENTO

Questo appartamento è situato in una traversa che collega Via Boccea, vicino a numerosi negozi, ristoranti e alla fermata della metro A Cornelia. Un ultimo piano con ascensore in un edificio moderno e ben tenuto, l'appartamento è di ca. 75mq. oltre al terrazzo e così suddiviso: -

Ingresso direttamente in ampio soggiorno con pavimenti in parquet, moderno divano a L, uscita direttamente su terrazzo vivibile. -Cucina: spaziosa cucina completamente rinnovata, completamente attrezzata e con tavolo da pranzo per sei persone. -Camere da letto: Camera matrimoniale con letto matrimoniale e armadi a muro, pavimenti in parquet e uscita su balcone. -Seconda camera da letto: letto singolo e armadi a muro. Entrambe le stanze luminose e silenziose e con aria condizionata. Bagno: bagno completo con doccia idromassaggio.

L'appartamento è stato recentemente ristrutturato e arredato ed è dotato di garage privato. Appartamento luminoso e silenzioso situato in prossimità delle principali vie dello shopping di Via Boccea e non lontano dalla fermata Cornelia della metropolitana linea A con collegamenti diretti al centro storico.

Photos / Images:



