

# CROFT

## REAL ESTATE

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**Property Code:** 2208

**Area:** HT32-OSTIENSE-GARBATELLA-S. PAOLO

**Near:**

**Region:** Lazio

**Province:** Roma Sud

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 52

**Outdoor Sqm:**

**Outdoor Space:**

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** New

**Total rooms:** 2

**Living room:** 1

**Dining room:**

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** Shower

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

**Kitchen type:** Small

**State of Kitchen:** New

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:**

**Building condition:**

**Year built:**

**Neighborhood:**

**Condo expenses:** 72

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:** Tari €179 A Sems

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### Amenities:

✓ Air conditioning

✓ Attic/Top floor

✓ Dining room

✓ Dishwasher

✓ Double windows

✓ High Floor 2+

✓ Shower

✓ Washing machine

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## Detailed Description:

### NO USO RICETTIVO

**Garbatella: Newly renovated spacious 1 bedroom, living room, kitchen, bathroom with shower, Air Con. Bright, silent. Ref #2208**

### Apartment

Gorgeous 1-bed apartment in the heart of Garbatella. The apartment is located on the second floor, (without elevator), and is approx. 55mq., divided as follows: Entrance foyer leading into all the other rooms. **Living Room:** The living room has plenty of natural light, it is furnished with a sofa, armchair, dining table for four people, and a tv cabinet. **KITCHEN** :Separate from the living room is a new kitchen with all modern appliances. **BEDROOM:** Master bedroom with built in closets, quiet and bright. **BATH:** The bathroom, also just renovated, has a shower and has its own window.

Pleasant newly renovated flat with lots of natural light in much sought after area of characteristic Garbatella, with excellent connections via Metro and buses and lots of neighborhood shops and services.

### Area

Garbatella is a very much sought-after neighborhood of Rome, was built in the 1920s when it was developed using the concept of the English Garden city movement. Different plots were given to different architects and the result was the forming a very diverse yet picturesque neighborhood. The area is a bustling neighborhood with a village feel; with all the expected amenities, schools,cafés, restaurants and then some. It has it's own metro stop, walking distance to Ostiense area, and is well-connected with local transport. Very close to FAO and Ostiense train station.

Garbatella, bilocale appena ristrutturata, con bagno, cucina, aria condizionata. Rif #2208

### Appartamento

Grazioso bilocale nel cuore di Garbatella. Appartamento appena ristrutturato, e ammobiliato. Soggiorno con vista cortile del lotto di fronte, molto luminosa, con poltrona, divano , tavolo da pranzo e libreria. Il bagno ha la doccia e con finestra. La camera da letto è nuova, con una grande finestra.

### La Zona

Garbatella, la città giardino con i suoi suggestivi lotti. Quartiere piena di negozi, ristoranti e bar e con la sua fermata della metro. Non lontana da Ostiense/Magliana e vicina alle diverse facoltà universitarie, FAO e la stazione del treno di Ostiense.

Photos / Images:



