

# CROFT

## REAL ESTATE

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**Property Code:** 2209

**Area:** HT17-PINCIANO-ALBANI-PZ. FIUME

**Near:**

**Region:** Lazio

**Province:** Roma Centro

**Property Type:** Apartment

**Floor:** 5

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**Sqm:** 100

**Outdoor Space:** Balcony

**Type of decor:** Antique

**Total rooms:** 3

**Outdoor Sqm:**

**furnished:** Yes (fully)

**State of decor:** Excellent

**Living room:** 1

**Dining room:** In Living Room

**Single bedrooms:** 1

**Bathroom type:** With Tub

**Kitchen type:** Small

**Double bedrooms:** 1

**Bathrooms:** 1

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

**State of Kitchen:**

**Cooking facilities:** Gas Cookers+oven

**Floor type:** Parquet & Other

**Noise level:** Silent

**Public transport:**

**Heating:** Independent Gas

**Luminosity:** Very Bright

**Parking:** None - Street

**Building condition:** Good

**Year built:** 1900

**Condo expenses:** 150

**Term:** Lt-1yr+

**Neighborhood:** Central

**Other expenses:**

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Close to park

✓ Doorman

✓ High Floor 2+

✓ Shower

✓ Washing machine

✓ Balcony

✓ Dining room

✓ Double windows

✓ Pets allowed

✓ TV

✓ Children allowed

✓ Dishwasher

✓ Elevator

✓ Previously rented

✓ Tub

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## Detailed Description:

NO USO RICETTIVO.

### Apartment

The apartment is located in the heart of Parioli, with all amenities, well-serviced by public transport with trams and buses. A short walk from Villa Torlonia and not too far from Villa Borghese and the French Lycée Chateaubriand. Airy and luminous 2 bedroom apartment in the heart of Parioli, in a well-kept building with a doorman. The flat is on the 5th floor and is approx 100 sqm and is divided as follows:

Entrance, directly into the sitting room.

- **Dining-Sitting room:** a nice-sized sitting room and dining room. Tastefully decorated and with couches, small coffee table, dining table for 6 people.

- **Master bedroom:** fully furnished with double bed, wardrobe, chest of drawers, and nightstands.

- **Second bedroom:**

- **Bathroom:** very bright bathroom, with tub and with a double vanity sink.

- **Kitchen:** fully kitted kitchen with all modern appliances and a table for 4 people, and a hidden loft that is useful as storage space.

- **Balcony:** a balcony wraps all around the apartment, each room has access to the balcony.

### Area

Considered by Romans as a posh neighbourhood, the area boasts of many upscale caffés and restaurants. The apartment is a stone's throw from Villa Torlonia. Well-connected to downtown via tram and buses.

Solo Amabasciate

Appartamento si trova nel cuore di Parioli, in un palazzo signorile con portiere. Ben collegata al centro di Roma con autobus e tram. Vicino a Villa Torlonia e non lontanissimo da Villa Borghese e il liceo francese Chateaubriand.

L'appartamento si trova dentro uno stabile signorile ed è circa di 100 mq così suddiviso:

Entrata nel **Soggiorno & Sala da pranzo**, arredato con 2 divani, tavolini d'epoca e un tavolo da pranzo per 6 persona.

- **Camera matrimoniale**, arredato con letto matrimoniale, comò, armadio e comodini.

- **Seconda camera da letto**,

- **Cucina**, completamente arredata e con tutti gli elettrodomestici.

C'è un balcone che corre per tutto il perimetro dell'appartamento. Ogni ambiente ha il suo accesso al balcone. In più la casa è dotata di una mansarda che si accede dalla cucina, perfetta come ripostiglio per valigie e cambi stagione.

La casa è molto luminosa e arredata con gusto, con servizio portierato. Perfetta location per chi vuole vivere a Parioli, zona Salaria e non lontano dal centro.

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Photos / Images:





