CROFT
REAL ESTATE
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Property Code: 2271 **Area: HT34-APPIA ANTICA-PIGNATELLI**

Near: Appia Antica Pignatelli
Region: Lazio
Province: Roma Sud
Property Type: Apartment
Floor: Mezzanine

Sqm: 70
Outdoor Sqm: 0
Outdoor Space: None
furnished: Yes (fully)
Type of decor: Modern
State of decor: Excellent
Total rooms: 2
Living room: Living Room With Fireplace

Dining room: In Kitchen Area
Double bedrooms: 1
Single bedrooms: 0
Bathrooms: 1
Bathroom type: Modern, Shower
Fridge/Freezer: Ff-full Size
Kitchen type: Open Plan
State of Kitchen: New, Modern, Fully Equipped

Cooking facilities: Gas Cookers+oven
Heating: Independent Gas
Floor type: Terracotto
Luminosity: Bright
Noise level: Silent
Parking: None - Street
Public transport: Buses
Building condition: Excellent

Year built: 1800
Neighboorhood: Country Side
Condo expenses: 100
Other expenses:
Term: Lt-1yr+
Utilities active:

Amenities:

- ✓ **Air conditioning**
- ✓ **Attic/Top floor**
- ✓ **Built in closets**
- ✓ **Close to park**
- ✓ **Dining room**
- ✓ **Dishwasher**
- ✓ **Double windows**
- ✓ **Fireplace**
- ✓ **High ceilings**
- ✓ **Internal stairwell**
- ✓ **Loft Bedroom**
- ✓ **Shower**
- ✓ **TV**
- ✓ **View**
- ✓ **Washing machine**
- ✓ **Wooden Ceils**

Detailed Description:

Appia Antica: Charming, newly renovated loft, fully equipped kitchen, living room with fireplace, loft bedroom, modern bath. Antique ceilings, air conditioning. Located in beautiful historic complex direclty in front of archeological parks. Ref 2271

Apartment: Lovely loft in the heart of Appia Antica, amidst the Roman ruins, located in an oasis of green and peacefulness, directly across the street from and Archeological park and yet a 10-minute drive from Rome Center. This hidden gem is situiated in a small exclusive secure gated community with well kept grounds. The loft is approximately 70 sqm and is divided as follows:

Entrance directly into the open-plan kitchen. **Kitchen:** Custom kitchen**,** fully equipped with all the standard white goods, and has a bar counter toptable for 4 people.

Living Room: Lovely living room with a fireplace, high original wooden beamed and exposed brick ceilings, tastefully appoointed with two leather sofa's, smart T.V. and view of Roman Ruins.

Bathroom a modern bath with a shower stall, WC, and basin.

Second Level-Loft: Reached via a comfortable stairwell in the living room, the loft bedroom area is bright, has original wooden slanting ceilings, furnished with double bed, antique armoir and writing desk and chair.

The loft has all modern amenities, air conditioning, independent heat, double windows and is quiet and bright.This tastefully furnished property offers magnificent views of the Appia Antica and is surrounded by a number of parks, is situated in a beautiful complex and not far from Central Rome.

AreaThe loft is located on the Via Appia Antica, opposite Villa Massenzio, famous for its Circo Massenzio. The Appia Antica is surrounded by parks, catacombs, and picturesque restaurants serving local fare and is ideal for those seeking to escape the hustle and bustle of the city, yet is only a 10-minute drive from Aventino - with its transportation hub serviced by trams, metro, trains, and buses.

Appartamento . Delizioso loft nel cuore dell'Appia Antica, tra le rovine romane, situato in un'oasi di verde e tranquillità, direttamente di fronte al parco archeologico e tuttavia a 10 minuti di auto dal centro di Roma. Questa gemma nascosta è situata in una piccola comunità esclusiva e sicura con terreni ben tenuti. Il loft è di circa 70 mq ed è così suddiviso:
- Ingresso direttamente nella cucina a pianta aperta. Cucina: cucina su misura, completamente attrezzata con tutti gli elettrodomestici standard e dotata di bancone bar e tavolo per 4 persone. Soggiorno: grazioso soggiorno con camino, alti soffitti originali con travi in legno e mattoni a vista, arredato con gusto con due divani in pelle, smart TV e vista sulle rovine romane. Bagno: un bagno moderno con box doccia, WC e lavabo. Secondo Livello-Loft: Raggiungibile tramite una comoda scala nel soggiorno, la zona notte soppalcata è luminosa, ha originali soffitti inclinati in legno, arredata con letto matrimoniale, armadio antico, scrivania e sedia.
Il loft è dotato di tutti i comfort moderni, aria condizionata, riscaldamento autonomo, doppie finestre ed è silenzioso e luminoso. Questa struttura arredata con gusto offre una magnifica vista sull'Appia Antica ed è circondata da numerosi parchi, è situata in uno splendido complesso e non lontano dal centro di Roma.

Photos / Images: