

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

Neighborhood: 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 directly 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 an Archeological park and yet a 10-minute drive from Rome Center. This hidden gem is situated 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 appointed 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 armoire 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.

Area The 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:





