

# CROFT

## REAL ESTATE

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**Property Code: 2278**

**Area: HT28-AUTELIA ANTICA-NOCETTA**

**Near:** Villa Pamphili

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 180

**Outdoor Sqm:** 40

**Outdoor Space:** Two Terraces

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 5

**Living room:** Double

**Dining room:** In Living

**Double bedrooms:** 3

**Single bedrooms:** 0

**Bathrooms:** 2

**Bathroom type:** Bathtub&shower

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

**Kitchen type:** Large

**State of Kitchen:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** 2 Car Garage

**Public transport:** Tram 8

**Building condition:** Excellent

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** 200

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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## Amenities:

✓ Balcony

✓ Built in closets

✓ Children allowed

✓ Close to park

✓ Dining room

✓ Dishwasher

✓ Elevator

✓ High Floor 2+

✓ Pets allowed

✓ Previously rented

✓ Public transport

✓ Shower

✓ Terrace

✓ View

✓ Washing machine

## Detailed Description:

**No uso ricettivo. Expat or diplomatic only.**

Monteverde. Very elegant 180sqm apartment. Double living room, three bedrooms, two bathrooms, kitchen, two terraces. Parking : Ref#2278Panoramic, extremely luminous, apartment of 180 square meters in a very exclusive residential Area.

A beautiful and panoramic, extremely luminous, very elegant apartment of 180 square meters in Monteverde. The apartment is in via della Nocetta, one of the most exclusive streets in Rome, just facing Villa Pamphili park. Ideally located, it has spacious and panoramic terraces on Villa Pamphili and the Vatican dome, double living room with huge windows, libraries with bookcase, open dining room, fully equipped kitchen, panoramic veranda, utility room/laundry with wardrobe, three bedrooms, corridor with built-in wardrobes, two newly renovated bathrooms, one with bath tub and shower, the other with shower cabin. The apartment is in a building surrounded by a fascinating and peaceful condominium garden with monumental trees, and playground and inside car parking. The apartment is 15 minutes by car from WFP headquarters and 10 minutes from Trastevere/Vaticano areas. Walking distance (3 minutes) to Villa Pamphili park entrance and very close to the German School and the AMBRIT international school.

**Monteverde. Elegantissimo Appartamento 180 mq . Doppio soggiorno, tre camere da letto, due bagni cucina abitabile due terrazzi: Rif#2278**

Monteverde. Prestigioso, elegante appartamento di 180 mq in una delle vie più esclusive di Roma, via della Nocetta, di fronte al parco di Villa Pamphili. Luminosissimo con ampie vetrate panoramiche, molto arioso e circondato da spaziose terrazze su tutti i lati che guardano Villa Pamphili e la Cupola di San Pietro, sito al secondo piano. Salone doppio, studio con librerie a muro, ampio tinello con cucina arredata, veranda panoramica, tre camere da letto, due bagni ristrutturati da poco, armadi a muro, lavanderia/stireria/cameretta. Ampio giardino condominiale con piante secolari, zona gioco bambini, parcheggio interno. A dieci minuti da Trastevere/Vaticano, quindici minuti da WFP, dalla Scuola Germanica di Roma e dalla Ambrit International School.

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Photos / Images:











