## Via Giulia 134, 00186 - Rome, Italy Tel.: 06.321.2341 - Fax: 06.321.5087

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Property Code: 2380 Area: HT06-BARBERINI-V. VENETO-SALLUSTIO

Near: Region: Lazio Province: Roma

Property Type: Apartment Floor: 5

Sqm: 95 Outdoor Sqm: 3

Outdoor Space: 2 Balconies furnished:

Type of decor: Tbr-da Ristrutturare State of decor:

Total rooms: 3 Living room: Bright, High Ceilings

Dining room: Double bedrooms: 1

Single bedrooms: 1 Bathrooms: 1

Bathroom type: Tub And Shower Fridge/Freezer:

Kitchen type: Small State of Kitchen: Tbr

Cooking facilities: Gas Cookers+oven Heating: Independent Gas

Floor type: Terracotto

Noise level: Silent

Luminosity: Very Bright

Parking: None - Street

Public transport: Metro A Barberini Building condition: Good

Year built: 1800 Neighboorhood: Central

Condo expenses:

Term: For Sale

Other expenses:

Utilities active:

## **Amenities:**

✓ Built in closets✓ Close to park✓ Double windows✓ Elevator✓ High Floor 2+✓ High ceilings

√ Public transport 
√ Shower 
√ Tub

V Fublic transport V Shower V Fub

√ View

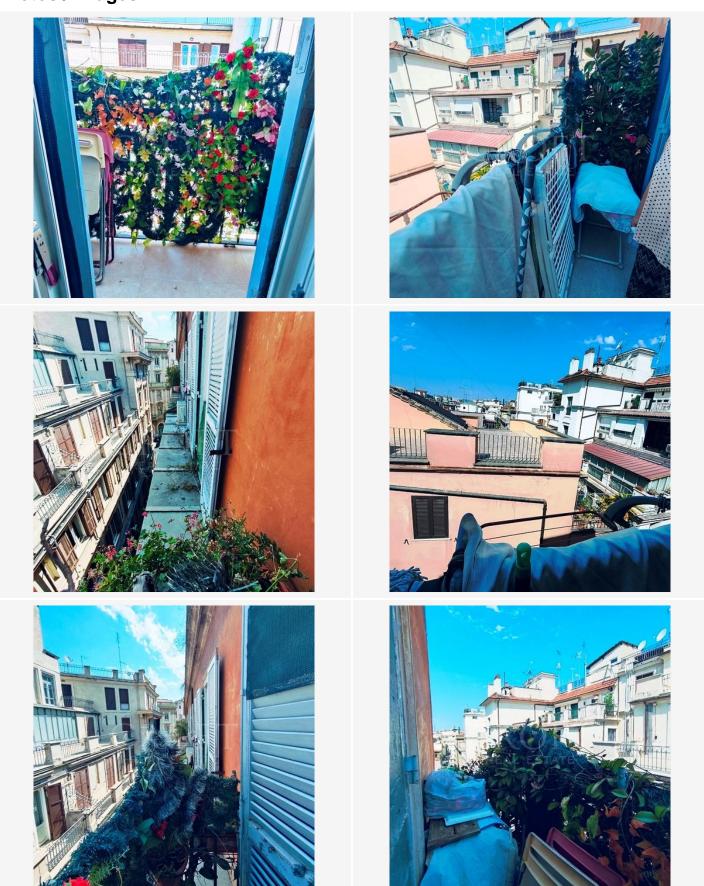
## **Detailed Description:**

Charming Apartment for Sale in Historic Rome: This apartment is located on a quiet side street, Via degli Avignonesi, nestled between the iconic Piazza Barberini and the world-famous Trevi Fountain. Situated on the fifth floor of a distinguished period building with an elevator, this 95-square-meter flat offers a prime location in the heart of Rome's historic center. The neighborhood is vibrant and well-served, with an abundance of shops, restaurants, and supermarkets right at your doorstep. The Barberini metro stop is just a short walk away, providing easy access to the rest of the city.

The apartment is bathed in natural light and features high ceilings and classic terracotta flooring throughout. The current layout includes a direct entrance into a bright living room, a single bedroom, and a double corner bedroom. The master bedroom includes a quaint balcony with delightful views of the surrounding rooftops. A small but fully equipped kitchen also provides access to a second, panoramic balcony. The full bathroom features both a tub and a shower. Additionally, there is a small storage room adjacent to the bathroom for added convenience.

While the property is in need of a complete restoration, it presents a unique opportunity to create your dream Roman home. The flexible layout offers various possibilities, including converting it into a spacious one-bedroom with an expansive living area or restoring its current two-bedroom configuration. Enjoy the pleasant rooftop views and the convenience of being within a short walk of all historical sites, services, and public transport.

## Photos / Images:



Page: 3 of 5





