



COLDWELL BANKER
FUTURA GROUP

Coldwell Banker Futura Group
Via Giovanni Branca, 76 / 78 - 00153 Roma
P.IVA e C.F.: 09853931005
Tel.: (+39) 06 45556465

2 Rooms for Sell in Roma - Area: Testaccio

📍 Via Giovanni Branca, Roma, 00153 (RM)

395.000€



Contact info



Coldwell Banker Futura Group
Alfredo Ricci

Phone: (+39) 06 45556465

Description

Bright 60m2 two-room apartment with panoramic views of Piazza Santa Maria Liberatrice.

In one of the most charming and sought-after locations in Testaccio, on the corner of Via Giovanni Branca (number 70) and Via Rubattino, we offer for sale a bright apartment of approximately 60 square meters located on the fifth floor (with elevator) of a seven-story building dating back to around 1930.

?

The property boasts an excellent south-east exposure, ensuring plenty of natural light throughout the day and offering a splendid open and panoramic view of the historic Church of Santa Maria Liberatrice and the square below.

The internal layout includes:

Entrance with hallway, living room,

eat-in kitchen,

bedroom,

Bathroom, closet and a precious balcony.

The apartment is in need of renovation, offering a perfect blank canvas for reorganizing and customizing the spaces to suit your tastes and needs.

The heating is independent and the boiler is new.

The building has been completely and tastefully renovated, both externally and internally, including the shared terrace.

Living in Testaccio means immersing yourself in the heart of Rome, in a historic neighborhood with an authentic soul, brimming with amenities, traditional restaurants, shops, public transportation, and cultural venues. The property's location, directly on the main square, combines the charm of neighborhood life with the convenience of having everything within easy reach.

Details



Property ID: CBI047-203-520529



Surface: 60.00 m²



Rooms: 2



Bathrooms: 1



Energy Class: E EP glnr: 63.77 kwh/m²



Bedrooms: 1

Property Features



Floor: 5



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 60.00 m²



Rooms: 2



Bedrooms: 1



Bathrooms: 1



Kitchen: Habitable



Position: Semi-central



Elevator: 1



Balconies: Presente

Images





