



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Apartment for Sale in Roma Trastevere € 1.360.000 Ref. CBI100-160-290915



161 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Via Garibaldi - Trastevere - Janiculum

On one of Italy's most iconic streets, at the foot of the Janiculum Hill and just outside the vibrant heart of the Trastevere district, we are pleased to offer a unique property for sale.

The entrance from Via Garibaldi leads to a period building, a true reflection of the neighborhood's historic fabric. Once through the main door, a comfortable traditional peperino stone staircase leads to the second floor, where this timeless residence welcomes you.

The main entrance to the house is preceded by a charming private space of the property, bordered by an exclusive wrought iron gate, which recalls a recurring decorative theme of the interiors.

The home features an entrance hall that flows seamlessly into the large living room, the heart of the home, where the 4-meter-high wooden beamed ceilings meet the extraordinary light provided throughout the day by the double views of Via Garibaldi. The dining area and kitchen are purposefully set back from the living room, a choice that reflects a living concept far removed from current conventional patterns. A guest bathroom completes this floor.

Returning to the entrance, a comfortable staircase leads to the second-floor sleeping area, consisting of two bedrooms, one with a small balcony, and a spacious bathroom with a window. Every view is captivating: the dominant position at the highest point of Trastevere offers panoramic views with open views typical of penthouses.

Finally, the sleeping area is completed by a third bedroom with a hallway and ensuite bathroom, located on a private intermediate level, accessed from the second floor via a spiral staircase. The uniquely intimate and secluded location of this part of the house suggests

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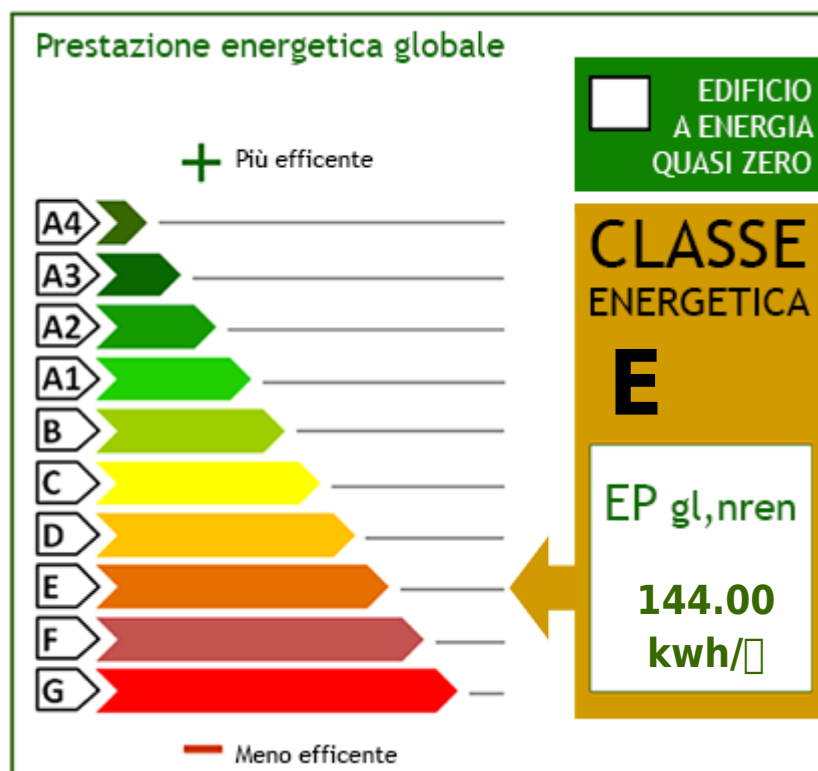
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
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VAT 04954530962

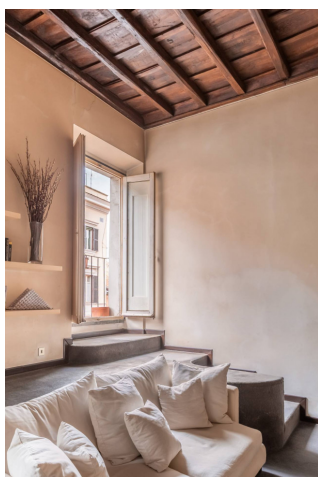
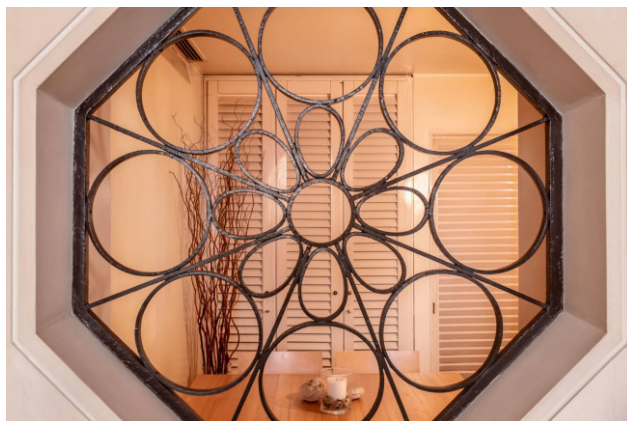


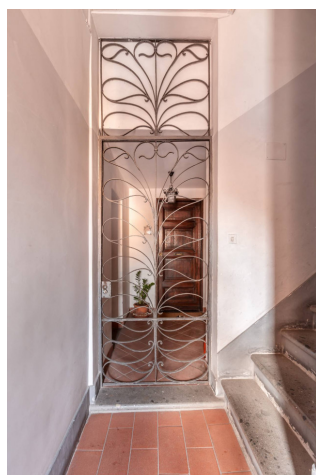
providing a separate, independent entrance, a solution subject to the necessary technical inspections.
We believe that only a few homes manage to maintain a timeless style and transcend current trends while simultaneously combining absolute livability and spatial harmony, the ideal balance for a family with children.
We are located in the most sought-after area of Trastevere and among the most sought-after in Rome.
A few meters from the building, on Via dei Panieri, we find a convenient paid garage for residents.

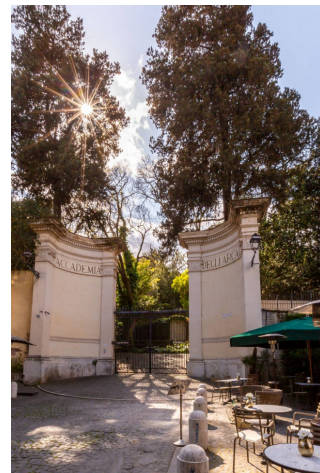
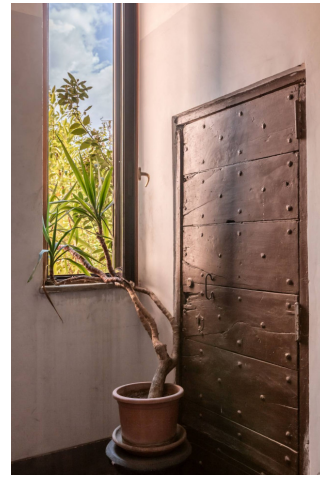
Property Informations

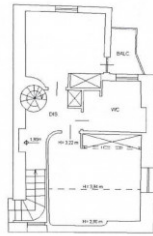
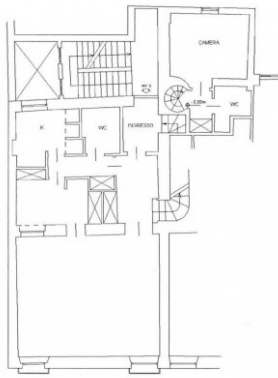
Address: Via Garibaldi	Zip Code: 153
Bedrooms: 3	Bathrooms: 3
Rooms: 4	Internal condition: Good
---> data_operazione <---: 0000-00-00	---> esclusiva <---: 1
: 0000-00-00	Floor: 2
Total floors: 3	Date of construction: 1850
Current Status: Available after the deed of sale	Condominium costs: € 59
Balconies: Present, 3 sq.m	Kitchen: Kitchenette











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