



## Three-family villa for sale in Formello

**Le Macere**

**€ 598.000**

**Ref. CBI102-1201-10214**



**250 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 11**

Coldwell Banker offers an exclusive single-family villa in the exclusive context of the Le Macere district, in Formello.

The villa, in excellent condition, is spread over three levels.

From the main entrance, we go up the external stone stairs that reach a wonderful patio, equipped with a kitchen with oven. upon entering, we find a living room now used as a TV room with a bedroom and a bathroom.

climbing the first flight of stairs, entirely in wood, we arrive in the living area of the villa, which overlooks the splendid swimming pool.

We find the living room, bright, separated from the dining room and a spacious and functional open kitchen, complete the first floor a bathroom and a bedroom.

Going up to the top level, we find the master suite with en-suite bathroom, terrace and walk-in closet and a third bedroom.

The whole villa is designed to have an internal lift, there is an air conditioning and alarm system.

The villa has a wonderful swimming pool, discreet and protected by the surrounding vegetation present throughout the area.

There is a concierge service, the area is quiet and reserved, but a stone's throw from Rome.

The present information and plans are purely indicative and do not constitute contractual elements.



## Certification

**Energy Class:** G

## Features

Property ID: CBI102-1201-10214	Contract: Sale
Categoria: Three-family villa	Address: via delle macere
Zip Code: 60	Municipality: Formello
Zona: Le Macere	Total sqm: 250 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 11	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Condominium costs: € 150
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Exposed Kitchen
Garage: for two cars	











