



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

# **Villa for sale in Roma Camilluccia € 2.950.000 Ref. CBI100-551-289586**



**400 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 12**

Via Della Camilluccia.

In the most elegant part of Via della Camilluccia, in a small exclusive complex made up of eight residential units, with a pedestrian entrance also from Via della Farnesina, a stone's throw from international schools and Embassies, we offer for sale a 400 m2 villa. interior surrounded by a large garden of 1,100 m2.

The complex, equipped with a swimming pool for the exclusive use of the 7 condominiums, was built in the 70s based on a project by the architect. Busiri Vici, known for its modern but at the same time elegant creations, as well as for the ability to guarantee privacy in internal and external spaces.

The villa is divided into three levels connected by a comfortable internal staircase.

On the ground floor, of approximately 165 m2, there is the entrance, a triple living room with fireplace, overlooking the garden through four large windows, a large eat-in kitchen, a veranda and a guest bathroom with dressing room.

The upper floor of 105 m2. it is instead composed of a large master bedroom with internal bathroom and 30 m2 terrace, two other bedrooms, a second bathroom and a small balcony.

The lower floor of 130 m2, only partially basement, enjoys its autonomy thanks to a large French window which leads directly from the garden to the large living room and a direct entrance to the garage.

Furthermore, the floor houses two bedrooms both with en suite bathrooms, a second kitchen and a laundry room.

A large garage of 35 m2. for two cars accessible from a private ramp and directly connected to the house, furthermore other parking



spaces are available on the private driveway of the complex.  
The garden of approximately 1,100 m2. surrounds the villa and via a driveway of a few meters leads directly to the swimming pool.  
It is possible to request a house plan to expand the covered area.  
The property is partially renovated.

## Certification

**Energy Class:** G

**EPgInr:** 175.00 kwh/□

## Features

Property ID: CBI100-551-289586	Contract: Sale
Categoria: Villa	Address: Via Della Camilluccia
Zip Code: 135	Municipality: Roma
Zona: Camilluccia	Total sqm: 400 sq.m.
Bedrooms: 7	Bathrooms: 5
Rooms: 12	Internal condition: Excellent
Floor: Ground Floor	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1970	Current Status: Available after the deed of sale
Condominium costs: € 300	Balconies: Present
Terrace: Present, 30 sq.m.	Garden: Private, 1.100 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars
Terrace : 30 □	Antenna : Independent
Porch : 40 □	SAT Tv : Independent
Storage	High-speed internet connection
Cellar	Fireplace
Air conditioning	Parquet
Telephone system	Electric system : Compliant
Whirlpool bath	Shower
Wooden fixtures	Preparation for alarm system
Safety deposit box	Shutters
Roller shutters	Pool
Panoramic view	

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school



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Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office







