



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 € 3.900.000 Ref. CBI100-551-289600



1.000 sq.m. | Bathrooms: 9 | Bedrooms: 9 | Rooms: 17

Splendid and very refined luxury villa with 3 entrances in one of the most prestigious districts of Rome, close to the most renowned international schools and the most important Embassies.

Built in the 70s, the residence is in excellent condition with some of the most modern technical and technological features as well as with fine finishes in a modern but sober architectural context.

The property, located in a raised position overlooking the greenery, is surrounded by a private garden of about 3,000 square meters which houses a large swimming pool with pool-house.

The house is spread over an internal area of approximately 1,000 square meters.

Very bright and silent, it is spread over three levels connected by an internal staircase.

On the ground floor: main entrance, triple living room with fireplace, large dining room, dining room, study with wood paneling, large kitchen, ironing room / wardrobe, guest bathroom, service apartment with independent entrance consisting of 2 bedrooms, 2 bathrooms with laundry and pantry.

Hobby room with large living room of 80 sqm with fireplace, gym, bedroom, bathroom, kitchen.

The whole floor overlooks the terrace, the swimming pool and the garden.

There are also 2 entrances to the garden, one main and one service.

On the first floor: master bedroom with fireplace, 2 bathrooms and wardrobe, 4 bedrooms, 3 bathrooms.

The property is completed by 2 private covered parking spaces and 2 large cellars.

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Security system with alarm and video surveillance throughout the villa.
Ideal for those looking for a residence of the highest representation.

Certification

Energy Class: G

EPgInr: 175.00 kwh/□

Features

Property ID: CBI100-551-289600	Contract: Sale
Categoria: Villa	Address: Via Della Camilluccia
Zip Code: 135	Municipality: Roma
Zona: Camilluccia	Total sqm: 1.000 sq.m.
Bedrooms: 9	Bathrooms: 9
Rooms: 17	Internal condition: Restored
Floor: Multi-Storey	Total floors: 4
Independent heating: Central Heating	Parking space: Carport
No architectural barriers: Yes	Date of construction: 1970
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present, 200 sq.m.	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Garage: for two cars, 60 sq.m.
: Yes	Terrace : 200 □
Antenna : Independent	Porch
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 50 □
Fireplace	Air conditioning
Parquet	Telephone system
Electric system : Compliant	Whirlpool bath
Shower	Alluminium fixtures
Preparation for alarm system	Safety deposit box
Shutters	Roller shutters
Pool	Panoramic view
Land : 3000 □	

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













