



Villa for sale in Fiumicino Fregene € 2.000.000 Ref. CBI075-681-129725



350 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 17

Mignanelli Real Estate Coldwell Banker is pleased to present a villa located in the residential area par excellence of Fregene, with little traffic that guarantees privacy, a 10-minute walk from the area.

commercial and primary services of viale Castellamare. Immersed in the green of the pine forest of Fregene, the villa is surrounded by a pleasant context of

other homes. Fregene is easily reachable from Rome, given its proximity to the metropolis.

The villa is in impeccable condition observing a high quality standard, both in the use of materials, finishes and furnishings. The garden is well cared for, planted with tall trees, centenary palms, citrus trees as well as countless blooms, all at the level without architectural barriers. The property is accessed from both a pedestrian gate and a driveway giving the possibility to park 5/6 cars.

The well positioned swimming pool is about 14 meters long and covered in mosaic, has a salt filtration system waters and is served by both a shower and a changing room.

The villa on the ground floor, was built on a plot of about 1,500 square meters, spread over three levels: on the ground floor entrance hallway, double living room with fireplace, French window overlooking the porch that creates continuity with the outside, livable kitchen furnished to measure with high quality appliances, on the same floor there is a guest bedroom with bathroom.

A splendid internal staircase connects the P1 where there are five double bedrooms each with en suite bathroom, all are equipped with air conditioning split and have an exit to the beautiful level terrace overlooking both the garden and the swimming pool.

The P2 can be reached via an external staircase that connects the panoramic terrace with a splendid view and large, also on the floor



we have another bedroom / study with bathroom.

The property includes an annex for the service staff, in addition to the technical rooms and various storage rooms.

The property is perfect to be inhabited immediately and is sold turnkey.

Certification

Energy Class: E

EPgInr: 2.60 kwh/□

Features

Property ID: CBI075-681-129725

Contract: Sale

Categoria: Villa

Address: Via mondello, 18

Zip Code: 50

Municipality: Fiumicino

Zona: Fregene

Total sqm: 350 sq.m.

Bedrooms: 5

Bathrooms: 6

Rooms: 17

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

Balconies: Present

Terrace: Present, 120 sq.m.

Garden: Private, 1.200 sq.m.

Sea distance: 800 meter

Kitchen: Regular Kitchen











