

Villa for sale in Ciampino

Mura dei Francesi

€ 379.000

Ref. CBI143-2042-V1105



160 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

CIAMPINO in the Wall of the French Zone, the area with the highest number of requests from the municipality for centrality and at the same time the opportunity to enjoy greater tranquility than the city center, the Krea Case offers for sale a newly built Lateral Villa with well-designed finishes and spaces well distributed on three levels, VIDEO DISPONIBILE. Outside it has two large paved terraces (one of which can be restored in the garden), two balconies and a terrace; the exterior finish is with bricks filled with curtain; the "I Girasoli" area has driveway access with the car to enter the house directly from the car garage in addition to the pedestrian access, the residence also has a condominium photovoltaic system of about 6kw that allows you to cushion the running costs. Inside the house has a double lounge connected directly with the car garage, a habitable kitchen, a pleasant living room (prepared with kitchenette) from which you have access to the terrace and the paved garden, two double bedrooms including one with balcony, one bedroom, three services (one per floor). The Box is wide-ranging, equipped with a motorized opening with a remote control, flooring and walkable loft. The property is accessorized with quality gres flooring, autonomous thermal system with built-in condensation boiler, thermal solar system of about 150 liters, armored doors, radiators line "Tesi" with thermostatable valves, pvc fixtures with tipping and wooden effect, door-breakers, mosquito nets, armored doors, color intercom video, alarm system with volumetrics and curtain sensors, detailed marble stair covering, three kitchenette arrangement in addition to that used to change the house according to different needs without major costs, almost totally LED lighting, lighting of the external parts, predisposition with chimney chimney for chimney on the lower floor, air conditioners in two rooms and preparation in all other rooms, , safety gates for custom-made stairs, seismic reinforced concrete structure. The area is reserved, quiet and at the same time very serviced and connected exceptionally to



Rome Centro and Roman castles. Station F.S. Ciampino Center and especially Acetosa Water accessible on foot thanks to the new underpass. Class A.P.E. "A" Code V1105

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Certification

Energy Class: A1

Features

Property ID: CBI143-2042-V1105

Contract: Sale

Categoria: Villa

Address: Via Venezia, 58C

Zip Code: 43

Municipality: Ciampino

Zona: Mura dei Francesi

Total sqm: 160 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 5

Internal condition: Restored

Floor: Multi-Storey

Total floors: 1

Independent heating: Heating

Date of construction: 2014

Current Status: Available after the deed of sale

Condominium costs: € 55

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for one car









