



COLDWELL BANKER

KREA CASE

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## Villa for sale in Ciampino Mura dei Francesi € 319.000 Ref. CBI143-2042-X8000-1



**109 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

CIAMPINO between Via Mura dei Francesi and Via dei Laghi, we offer for sale small villas under construction in the "Residence TownHouse". The properties include a private garden, terraces, balconies, interior spaces that can be customized according to the needs of the buyers and a parking space included in the price. The building has two floors above ground and welcomes independent housing solutions, some larger to accommodate even a large family, some smaller suitable for a smaller family unit; due to their structure and size, these housing solutions are aimed in particular at those who need a predominantly central position to take advantage of the services to the citizen that can also be reached on foot, but who in any case prefer an independent housing solution that is not very large, rather than an apartment in condominium. The villas will be equipped with a heating system with radiant floor with heat pump powered by electricity, 1Kw photovoltaic system, provision for a solar thermal panel, preparation of the alarm system, provision for air conditioning, a wide choice of floor coverings, bathroom and kitchen coverings with quality materials, pvc window frames, iron shutters, armored doors. The villa has about 109sqm of internal space and about 70sqm of outdoor space; the internal distribution of the spaces includes a comfortable living room with open kitchen, three bedrooms, one on the ground floor and two bathrooms. The area, adjacent to Via Genova, is reserved and quiet and at the same time well served and exceptionally connected to central Rome and the Roman castles. Ciampino Centro FS station and above all Casa Bianca in the immediate vicinity. APE Class "A / B" Cod. X8000-1

The images and proportions shown in the announcement are not intended to be subject to contractual constraints, but are intended as purely illustrative.

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instagram #kreacase.

## Certification

**Energy Class:** A1

## Features

Property ID: CBI143-2042-X8000-1	Contract: Sale
Categoria: Villa	Address: Via Napoli, 27
Zip Code: 43	Municipality: Ciampino
Zona: Mura dei Francesi	Total sqm: 109 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: On two-levels	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
No architectural barriers: Yes	Date of construction: 2022
Balconies: Present, 6 sq.m.	Terrace: Present, 18 sq.m.
Garden: Private, 37 sq.m.	Kitchen: Exposed Kitchen

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