



## Apartment for sale in Roma Flaminio € 495.000 Ref. CBI075-689-129745



**120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Mignanelli Real Estate is pleased to present an excellently exposed apartment with a large terrace of about 40sqm in via Flaminia, within an area with a playground and swimming pool.

The property is in excellent condition, ready to be inhabited.

Upon entering, we are welcomed by the large living room with large windows opening onto the terrace and a fully furnished kitchen also with exit to the outside.

The corridor leads us to the sleeping area where we find three bedrooms and two bathrooms.

All the rooms in the house overlook the terrace and have an exit to it.

The outdoor space overlooking the greenery offers the possibility of using it both as an additional living room and as a dining area.

The property includes a large box of about 30 square meters.

Surely the property represents a solution ready to be inhabited.

### Certification

**Energy Class: D**



## Features

Property ID: CBI075-689-129745	Contract: Sale
Categoria: Apartment	Address: via flaminia, 954
Zip Code: 188	Municipality: Roma
Zona: Flaminio	Total sqm: 120 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 6	Internal condition: Excellent
Floor: 3	Total floors: 4
Independent heating: Central Heating	Parking space: Carport
Lift: Yes	Date of construction: 2008
Current Status: Available after the deed of sale	Condominium costs: € 150
Balconies: Present	Terrace: Present, 40 sq.m.
Garden: Common	Sea distance: 30 meter
Kitchen: Present	















