



COLDWELL BANKER

KREA CASE

Krea Case
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Three-family villa for sale in Ciampino

Mura dei Francesi

€ 375.000

Ref. CBI143-2050-8064



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

CIAMPINO WALLS OF THE FRENCH Coldwell Banker | Krea Case is pleased to offer for sale, in the "I Girasoli" residence, a corner portion of a three-family house on three levels, with a garden on three sides. The cottage is composed on the raised ground floor of a living room, fully habitable kitchen and service; the living room leads to the outside where there is a gazebo in chestnut wood and tiles inside which we find a masonry hob with barbecue, sink and gas hob and space for a table for eight people; on the first floor there is a double bedroom with dormer window, terrace, a large bathroom and a built-in closet; going down to the basement the view opens onto a large living room with a French door plus a window that gives air and light to the environment; in the living room there is a fireplace finished in precious marble, connected both to the heating system and to the production of hot water and allows for considerable savings in gas consumption; we also find a large double bedroom, a single bedroom and a bathroom with high quality finishes and a large masonry shower. The living room is connected directly to the garage, equipped with a walkable mezzanine and service sink, the cottage also benefits from the ownership of two covered and guarded parking spaces within the complex. The exterior of the villa is finished with antiqued bricks, the property is equipped with armored safety shutters combined with high quality safety grates, a combination that allows you to keep the shutters open in maximum safety, PVC tilt-and-turn windows with structure in steel and wood-like finish, two armored doors, mosquito nets; the internal doors are lacquered and the handles of quality, which immediately differentiates the normal construction materials; the floors are all of precious materials as are the three bathrooms that serve the cottage; the stairs are in precious marble, as is the handcrafted wrought iron handrail. The recently built condominium has a reinforced concrete structure suitable for the latest anti-seismic standards, the basement is equipped with ventilation and a highly

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insulating double attic; the property has a pedestrian entrance and a motorized driveway for access to the garage, also motorized, and to the parking spaces, has a condominium photovoltaic of approximately 6 KW for the reduction of condominium expenses, there is also the cistern for collecting rainwater. In addition to the fireplace, the cottage also has a solar thermal panel that produces hot water all year round, with a further reduction in costs. An anti-theft and air conditioning system has been set up throughout the villa. The condensing boiler has recently been replaced. The systems are certified. The cottage is in an excellent state of internal and external maintenance, if desired it can also be used by several families by dividing the entrances. The property is strategically positioned and also lends itself to a property to be used for rental and/or tourist/accommodation investment. The area, among the most requested, adjacent to all services, with the Acqua Acetosa station a few steps away to reach central Rome in 15 minutes; adjacent to the Villa Imperiale park, it is equipped with all the services to the citizen in the immediate vicinity and exceptionally connected to central Rome and the Castelli Romani. Energy class "A". Code CBI143-2050-8064.

The images and proportions shown in the announcement are not to be understood as the subject of a contractual obligation, but are to be understood as purely illustrative.

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Certification

Energy Class: A1

Features

Property ID: CBI143-2050-8064	Contract: Sale
Categoria: Three-family villa	Address: via Venezia, 58/C
Zip Code: 43	Municipality: Ciampino
Zona: Mura dei Francesi	Total sqm: 160 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Internal condition: Excellent
Independent heating: Heating	Date of construction: 2013
Current Status: Available after the deed of sale	Condominium costs: € 90









