



COLDWELL BANKER

FINE REAL ESTATE

Fine Real Estate
Via di Ripetta, 228 - 00186 Roma (RM)
(+39) 06 83768248

Villa for sale in Roma EUR

€ 1.580.000

Ref. CBI109-1208-149



540 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7

In the EUR TRE PINI - VILLAGGIO AZZURRO district and precisely in Via Gaetano Koch, Coldwell Banker is pleased to offer for sale a prestigious single-family Villa. The property has a splendid panoramic view given its dominant position, surrounded by a private garden of approximately 2,200 square meters. The Villa covers an area of approximately 540 square meters divided over three levels, as follows: entrance on the ground floor with large internal staircase in wood, double living room with fireplace, dining room with fireplace, kitchen and dining room which gives us access to a comfortable covered terrace, two bedrooms and bathroom, on the first floor a large hallway from which to obtain an additional bedroom, two bedrooms bedroom, a bathroom, attic and a large terrace where you can enjoy an excellent view. The property includes a basement with bedroom, kitchen, bathroom and cellar as well as a large garage.

The district is located in a strategic position, near the EUR district, at the exits of the GRA, Pontina, Via del Mare and Cristoforo Colombo. Easily connected to Fiumicino Airport and at the same time in a setting surrounded by greenery capable of guaranteeing maximum privacy.

Certification

Energy Class: G

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Features

Property ID: CBI109-1208-149	Contract: Sale
Categoria: Villa	Address: Via Gaetano Koch
Zip Code: 128	Municipality: Roma
Zona: EUR	Total sqm: 540 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 7	Internal condition: Discreet
Floor: Ground Floor	Total floors: 3
Independent heating: Heating	Parking space: Carport
Date of construction: 1970	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 2.200 sq.m.	Kitchen: Regular Kitchen
Garage: for two cars	







