



COLDWELL BANKER

KREA CASE

Krea Case  
Via Monte Grappa, 6 - 00043 Ciampino (RM)  
(+39) 06 7917285

## Villa for sale in Ciampino Mura dei Francesi € 359.000 Ref. CBI143-2049-8078



**180 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

CIAMPINO Mura dei Francesi and precisely Via Sciascia, Coldwell Banker Krea Case is pleased to offer for sale this charming villa located in a residential center with a large condominium park, this small oasis so composed and organized is ideal for moments of relaxation and sport guaranteeing maximum privacy and confidentiality unique in the living contexts of the town. The property is characterized by non-attic rooms with large sizes which guarantee comfortable internal livability.

The ground floor opens up to the view with an entrance and large living room with a wall fireplace, has a divisible open kitchen and is connected to the external surfaces via a semi-circular habitable terrace; the floor also benefits from two gardens, one at the entrance and the other more private adjacent to the large condominium park. The first floor is intended for residential use and not attic, develops a surface area of approximately sixty square meters and is entirely used as a sleeping area. It currently has two large bedrooms including the largest for its size and thanks to the presence of two windows it can easily be divided into two bedrooms; the second bedroom is of comfortable size and equipped with internal service; the sleeping area is completed with a second very large bathroom equipped with a hydromassage tub and two comfortable balconies. In the basement there is a large hobby room with an open cooking area and provision for a second fireplace, a small bedroom currently used as a laundry room, cellar, floor service and storage room.

The property has aluminum frames with double glazing and burglar-proof shutters. The accessories and materials used are of excellent quality, marble finishes, polished porcelain stoneware and parquet throughout the sleeping area. The villa has an external parking space inside the residence protected by an automatic gate.

Krea Case

Via Monte Grappa, 6 - Ciampino (RM) - (+39) 06 7917285  
kreacase@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



The area is truly strategic for those who need to use the car for travel as the Grande Raccordo Anulare can be quickly reached, but at the same time the Ciampino Acqua Acetosa railway station can be reached on foot and in the immediate vicinity there are all primary services, commercial activities, weekly market, supermarkets and restaurants.

APE class "F" Code CBI143-2049-8078

The images and proportions shown in the announcement are not to be considered the subject of a contractual obligation, but rather are to be understood as purely illustrative, the renderings published together with the photos have been made available for the sole purpose of giving an idea of the usability of the furnished spaces. To view all our real estate proposals, visit our website "[www.coldwellbanker.it/kreacase](http://www.coldwellbanker.it/kreacase)" or our Facebook page "[www.facebook.com/cbkcreacase](https://www.facebook.com/cbkcreacase)"; Instagram "[www.instagram.com/cbkcreacase](https://www.instagram.com/cbkcreacase)"; youtube "[www.youtube.com/@coldwellbankerkreacase](https://www.youtube.com/@coldwellbankerkreacase)" #coldwellbanker #cbkcreacase.

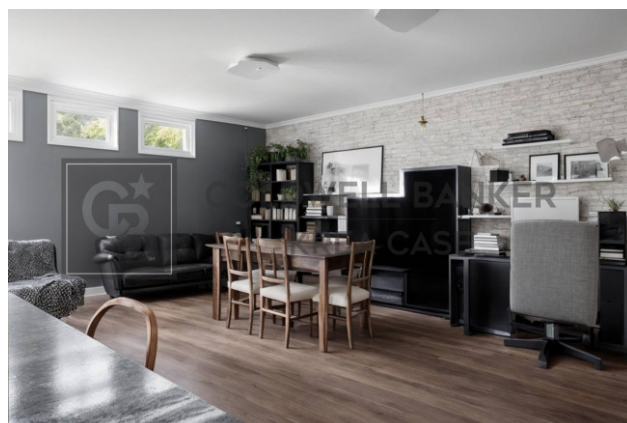
## Certification

Energy Class: F

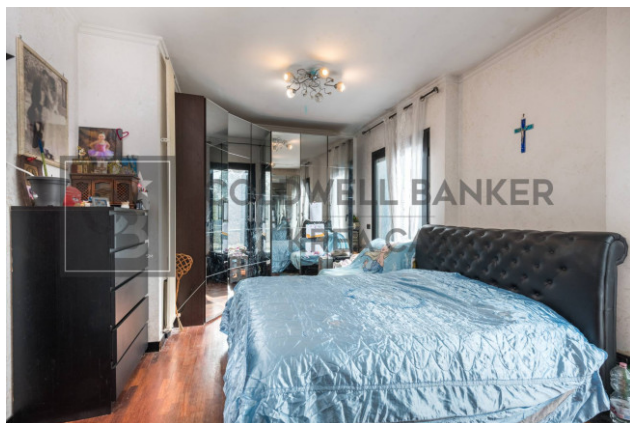
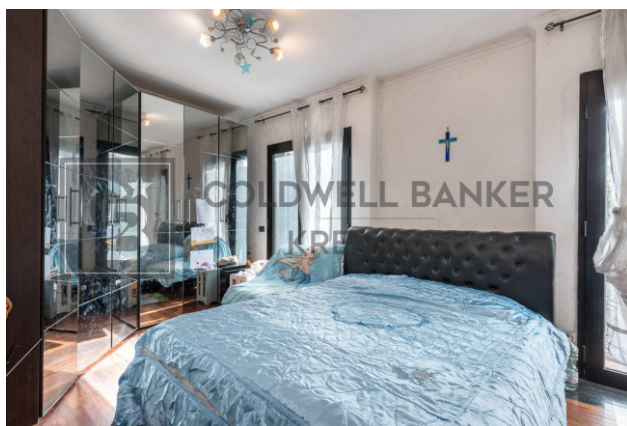
## Features

Property ID: CBI143-2049-8078	Contract: Sale
Categoria: Villa	Address: Via Leonardo Sciascia, 12
Zip Code: 43	Municipality: Ciampino
Zona: Mura dei Francesi	Total sqm: 180 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Internal condition: Good
Floor: Ground Floor	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1994
Current Status: Available after the deed of sale	Condominium costs: € 100
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Exposed Kitchen

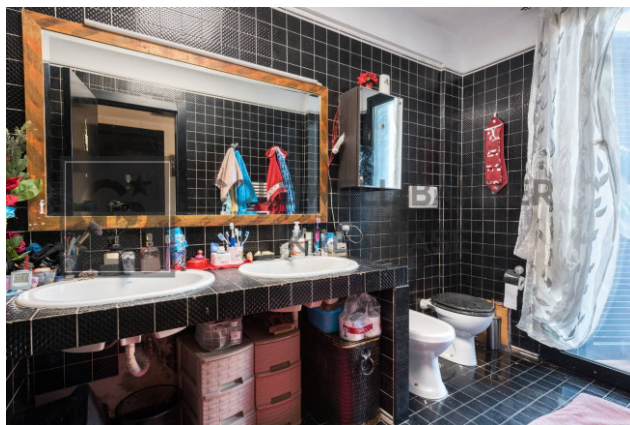




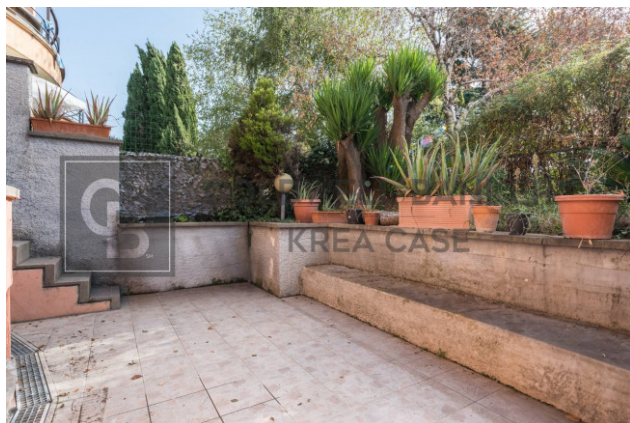






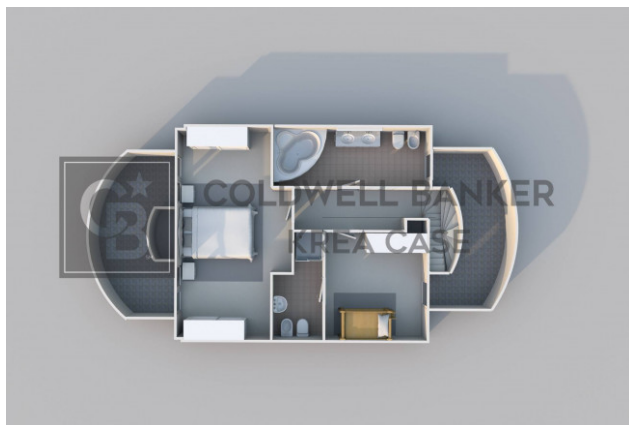












**Krea Case**

Via Monte Grappa, 6 - Ciampino (RM) - (+39) 06 7917285  
kreacase@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962