



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

## Apartment for sale in Roma

Ottavia

€ 260.000

Ref. CBI100-1185-290090



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

Ottavia-Palmarola

This spacious 125m<sup>2</sup> apartment is located in a privileged position in via Cantello, a residential street in the Palmarola district.

The property is characterized by a large size and offers an ideal environment for families or anyone who wants generous spaces.

The house consists of a bright and welcoming living room, kitchen, three double bedrooms and two bathrooms. Three balconies characterize the perimeter of the house.

All spaces are embellished by the presence of parquet.

The tranquility of the area allows for easy parking.

It is the perfect property for large families or for those who need a lot of space with the possibility of quickly reaching the ring road.

### Certification

**Energy Class: G**

**EPgl<sub>nr</sub>: 164.00 kwh/□**

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infobarberagroup@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



## Features

Property ID: CBI100-1185-290090	Contract: Sale
Categoria: Apartment	Address: Via Cantello, 18
Zip Code: 135	Municipality: Roma
Zona: Ottavia	Total sqm: 130 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: 1	Total floors: 3
Independent heating: Heating	Date of construction: 1985
Current Status: Available after the deed of sale	Condominium costs: € 30
Balconies: Present	Kitchen: Regular Kitchen
: Yes	Antenna : Condominium
High-speed internet connection	Fastweb connection
Parquet	Telephone system
Electric system : Compliant with the building regulations of the time	Shower
Alluminium fixtures	Roller shutters

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	







