



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
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## 3 Rooms for sale in Roma Cortina d'Ampezzo € 540.000 Ref. CBI100-1185-290091



**115 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Cortina d'Ampezzo - Via Sestriere

We offer for sale a beautifully renovated apartment on the ground floor of an elegant building close to the Insugherata Park, with a magnificent private exotic garden of 300 m2.

As soon as you enter, your gaze is drawn to the wonderful window in the living room which creates visual continuity with the garden. The environment, modern but warm, offers quality finishes and materials. The large French window leads to the garden, cared for and organized to be enjoyed in every season. The open kitchen, entirely custom-made and fully equipped, embellishes the environment. Attention to detail can be found in the master bedroom, in the second bedroom and in the luxurious bathroom.

The large walk-in closet completes the layout of the house.

The garden offers a unique opportunity to enjoy your outdoor space, perfect for relaxing, entertaining friends, family and your pets. The property includes a comfortable garage.

### Certification

**Energy Class:** G

**EPglnr:** 145.00 kwh/□



## Features

Property ID: CBI100-1185-290091	Contract: Sale
Categoria: 3 Rooms	Address: Viale Cortina D'ampezzo
Zip Code: 135	Municipality: Roma
Zona: Cortina d'Ampezzo	Total sqm: 115 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Restored
Floor: Ground Floor	Total floors: 5
Independent heating: Heating	Lift: Yes
No architectural barriers: Yes	Date of construction: 1992
Current Status: Available after the deed of sale	Condominium costs: € 110
Garden: Private, 300 sq.m.	Kitchen: Exposed Kitchen
Garage: for one car, 20 sq.m.	: Yes
Terrace : 300 □	Antenna : Condominium
SAT Tv : Condominium	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Telephone system
Electric system : Compliant with the building regulations of the time	Wall mounted sanitary
Shower	Wooden fixtures
Roller shutters	Land : 300 □

## 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	









