



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□Via Orazio, 23

□Via di Monte Verde, 11F - 00193 Roma (RM)

(+39) 06 84000000

Apartment for sale in Campagnano di Roma

Loc. Selva Grossa

€ 225.000

Ref. CBI038-199-301539



140 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

ENERGY CLASS A2 - RENOVATED!!

Coldwell Banker is pleased to present the sale of a two-level apartment located in the Lazio countryside 20 km from the GRA of northern Rome, in a private and quiet street, great privacy and super panoramic.

Description of the property

The property, recently renovated by an architect who has enhanced its character and potential, is located on the 1st and 2nd floor of a building without a lift which has also been recently renovated and consists of: on the first floor (living area) an entrance with a built-in wardrobe, a kitchen that overlooks a beautiful sunny balcony, a beautiful living area consisting of a lounge with fireplace and access to a second balcony, on the floor we also find a comfortable guest bathroom and a useful storage room under the stairs, going up the stairs adorned with an artistic hand-made railing, we arrive at the second level (sleeping area) where we find 3 bedrooms (2 of which with en suite bathroom), 2 bathrooms, storage/laundry room already set up with the necessary connections and a wonderful panoramic terrace where you can enjoy a romantic aperitif in front of the sun setting in the valley on warm summer evenings.

The contemporary setting with which the renovation was carried out gives the house an atmosphere to be experienced, the right spaces, warm and welcoming environments where you can share all the moments of life with family and friends. The property was recently carried out an energy efficiency improvement at the highest quality levels, thus bringing it to class A2 (WITHOUT THE NEED FOR SIGNIFICANT EXPENSES IN THE NEAR FUTURE SINCE IT IS IN LINE WITH EUROPEAN REGULATIONS REGARDING GREEN HOUSES), a property that allows you to experience an ideal climate in summer and in winter, with a significant reduction in

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management costs; accessories that make the property practically unique in the area are the thermal insulation, the photovoltaic panels with storage batteries, heat pumps connected to a hybrid boiler to allow maximum energy yield, provision of an electric car charging column and a lifeline already installed on the roof.

Surrounding location

The property is located in a highly valuable natural setting, a stone's throw from historic centers rich in tradition, art and culture. The geographical position in which the property is located allows you to easily visit various sites including Lake Martignano, Lake Trevignano and other sites of artistic and naturalistic importance.

The property has a surface area of approximately 140 sqm with 25 sqm of outdoor spaces including balconies and terraces and is arranged on 2 levels.

State and finishes

The property was recently renovated by an architect who enhanced its spaces and aesthetics.

The property is ideal for a young couple but also for a family with children who want to enjoy a life based on comfort and relaxation just 15 minutes from northern Rome.

Certification

Energy Class: A2

EPgInr: 40.92 kwh/□

Features

Property ID: CBI038-199-301539	Contract: Sale
Categoria: Apartment	Address: Via Carlo Cafiero
Zip Code: 63	Municipality: Campagnano di Roma
Zona: Loc. Selva Grossa	Total sqm: 140 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 7	Internal condition: Restored
Floor: On two-levels	Independent heating: Heating
Date of construction: 1986	Current Status: Available after the deed of sale
Condominium costs: € 50	Balconies: Present, 11 sq.m.
Terrace: Present, 14 sq.m.	Kitchen: Regular Kitchen
Antenna : Condominium	SAT Tv : Condominium
Fastweb connection	Fireplace
Air conditioning	Telephone system
Electric system : Compliant	Shower
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

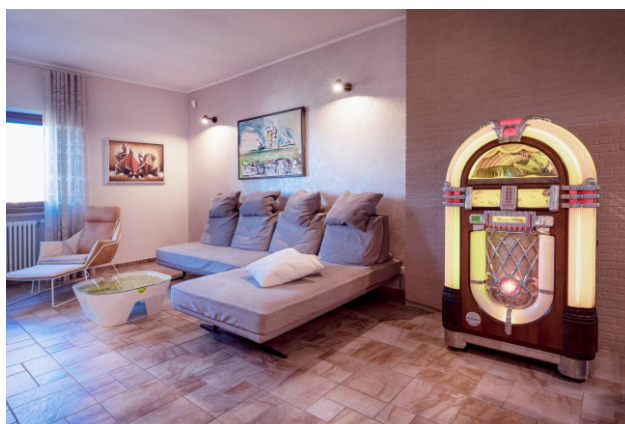
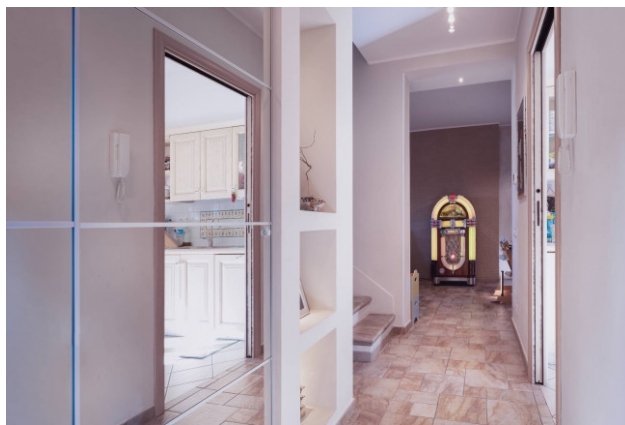
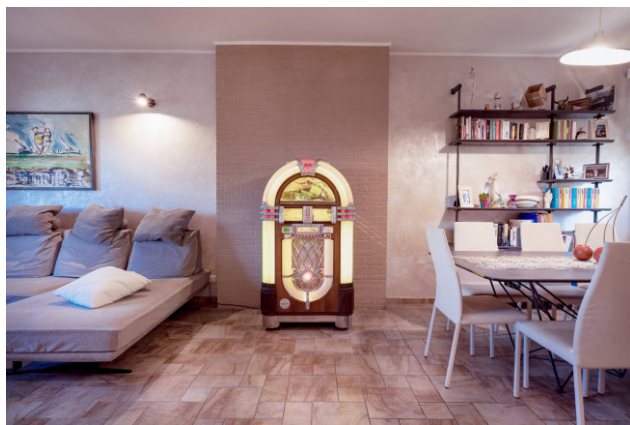


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Municipal office

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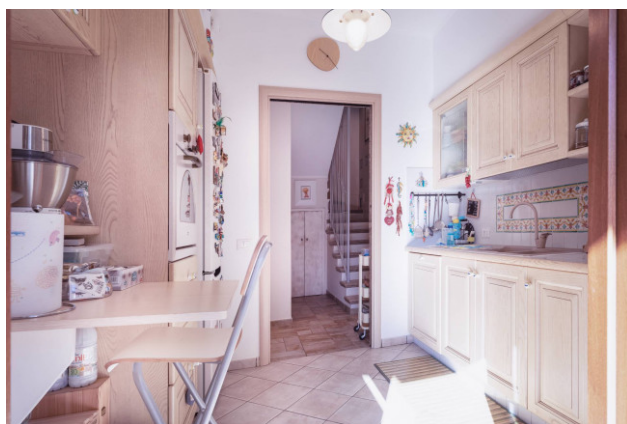
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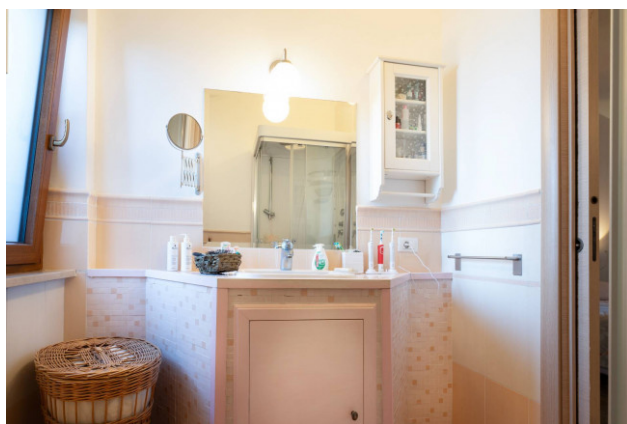
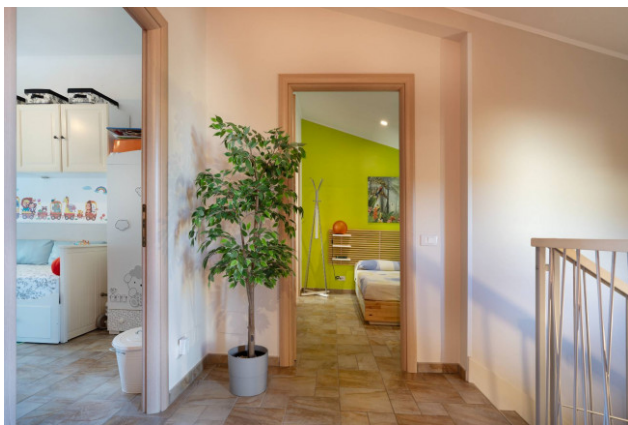
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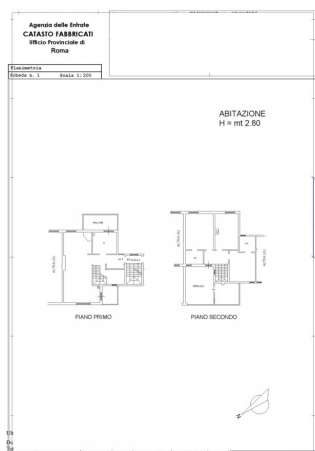
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