



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

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

Villa for sale in Roma Prima Porta € 800.000 Ref. CBI100-1507-290109



400 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

In a panoramic position, surrounded by an oak forest, we are pleased to offer for sale a charming residence of 400 m2 with over three hectares of private land.

The house, entirely surrounded by arcades, consists of a magnificent living room with a monumental fireplace by Renato Camponeschi, a dining room, a kitchen, 3 double bedrooms with as many bathrooms and a walk-in closet.

On the floor below we find a laboratory with recording room and boiler room.

From the large windows you are free to dream in front of breathtaking sunsets.

The property is served by a 6.6 kW photovoltaic system, biomass boiler heating and a water well.

Ideal residence for artists and families who love a rural setting, just a few minutes from the city.

Certification

Energy Class: F

EPglr: 175.50 kwh/□



Features

Property ID: CBI100-1507-290109	Contract: Sale
Categoria: Villa	Address: Via Tiberina
Zip Code: 188	Municipality: Roma
Zona: Prima Porta	Total sqm: 400 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 6	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Suitable for Students: Yes	Date of construction: 1980
Current Status: Available after the deed of sale	Garden: Private, 30.000 sq.m.
Kitchen: Regular Kitchen	: Yes
Antenna : Independent	Porch : 20 □
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 40 □
Fastweb connection	Fireplace
Air conditioning	Parquet
Telephone system	Shower
Alluminium fixtures	Preparation for alarm system
Safety deposit box	Basement : 60 □
Panoramic view	Land : 30000 □

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	







