



## **Portion of villa for sale in Roma Valle Muricana € 495.000 Ref. CBI118-1842-301645**



### **120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

Come home after a day of work and enjoy every moment of your time in a comfortable and quiet habitat.

Delightful small villa in Rome, just 20 minutes from Corso di Francia in Valle Muricana area, on three levels. The ground floor and second floor of about 120 sqm with porch of about 60 sqm, garden and terraces, in excellent condition.

The property consists, on the ground floor, of living area with double windows, kitchen with pleasant outdoor space and a bathroom with shower.

A marble staircase leads to the upper floor where are located the two bedrooms, a large master bedroom, a small bedroom, a spacious bathroom with shower and two lovely large panoramic terraces.

On the S1 level, large basement room of 90 sqm with adjacent garage.

The apartment is equipped with grates and armored shutters, air conditioning system and independent heating.

The property is completed by a terraced garden of approx. 150 sqm, a garden of approx. 180 sqm with fruit trees, equipped with lighting system.

### **Certification**

**Energy Class: F**

**EPgInr: 148.26 kwh/□**



## Features

Property ID: CBI118-1842-301645	Contract: Sale
Categoria: Portion of villa	Address: Via Berbenno
Zip Code: 188	Municipality: Roma
Zona: Valle Muricana	Total sqm: 120 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Excellent
Floor: Multi-Storey	Independent heating: Heating
Date of construction: 2010	Current Status: Available after the deed of sale
Terrace: Present, 150 sq.m.	Garden: Private, 185 sq.m.
Kitchen: Regular Kitchen	Terrace : 150 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
ADSL Coverage	Cellar : 20 □
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

## Nearby

Fitness Centers	Public Transport
Elementary Schools	Schools
High Schools	Cafe

















