



Villa for sale in Roma

Ostia

€ 650.000

Ref. CBI118-1866-301647



270 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 7

ELEGANT SINGLE-FAMILY VILLA IN OSTIA ANTICA

Ostia Antica - Via Giuseppe Micali, in the Stagni area, behind Casal Palocco, between Via del Mare and Via Cristoforo Colombo, Coldwell Banker offer for sale an elegant single-family villa of about 200 square meters, surrounded by a beautiful manicured garden and embellished by a striking ornamental swimming pool.

The exclusive architecture of this chalet, created with the craftsmanship of Pagano, a leading international company in the construction of wooden villas, represents an example of architectural refinement and centuries-old wood carpentry at a short distance from the sea.

Completely above ground, the villa is spread over two floors, presenting large patios and generous windows that provide brightness and direct contact with the surrounding nature. The central body, located on the second floor and reached by a convenient staircase, welcomes guests with a large patio at the entrance. Inside, there is a cozy living room and an American-style kitchen, with access to a second large livable patio. The sleeping area houses a spacious master bedroom with en suite bathroom, a small bedroom and a second bathroom. An internal staircase connects the second floor to the ground floor, which also has a separate entrance. Ground floor includes a living room with fireplace, a kitchen with dining area, a bathroom and a laundry room. Condensing heating system and air conditioning in all rooms.

The ground floor also houses a charming dependance, accessible via a separate entrance, consisting of a living room, a bedroom, a walk-in closet, an American-style kitchen and a bathroom. The entire property is surrounded by a manicured garden, which adds an



additional touch of elegance and serenity to this exclusive setting. Due to its organization on two levels and independent entrances, the residence providing privacy and comfort.

For its quiet and reserved location away from the chaos of the city but at the same time close to the main way that connect the suburbs to the center of Rome and thanks to its proximity to Fiumicino Airport, this property turns out to be an excellent housing solution.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI118-1866-301647	Contract: Sale
Categoria: Villa	Address: Via Giuseppe Micali
Zip Code: 124	Municipality: Roma
Zona: Ostia	Total sqm: 270 sq.m.
Bedrooms: 3	Bathrooms: 4
Rooms: 7	Internal condition: Excellent
Floor: Ground Floor	Independent heating: Air-Conditioned
Parking space: Uncovered Parking	Date of construction: 2006
Current Status: Available after the deed of sale	Garden: Private, 1.000 sq.m.
Kitchen: Exposed Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	ADSL Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

















