



COLDWELL BANKER

GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

## Villa for sale in Ardea

### Nuova Florida

€ 280.000

Ref. CBI069-860-132477



**280 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

INDEPENDENT VILLA - Nuova Florida area - Ardea

**Splendid detached villa on two levels**, in addition to a **cellar** and a **large private garden**, now available for sale in the seaside location of Ardea, Nuova Florida neighborhood, a quiet residential area very close to all primary services.

The property was built in 1985 and it is in **excellent condition**, thanks to continuous maintenance works.

It is spread over two levels above ground, in addition to the basement room used as cellar and a convenient storage room, for a total surface area of 200 sqm on a plot of approx. 1,000 sqm.

A porch of about 50 sqm acts as the entrance to the **ground floor** of the villa, consisting of a large living area with fireplace, kitchen, dining room, a double bedroom and one bathroom.

On the upper **attic floor** there is the other part of the sleeping area consisting of a double bedroom and a multipurpose room, both with direct access to the terrace of about 15 sqm, and a further bathroom.

The large, well-kept and welcoming outdoor spaces, in addition to the many rooms, make this villa the ideal choice both for families and for those who wish to host friends during their holidays.

The location of the villa is strategic, as it is close to all essential services such as supermarkets, shops and restaurants, but far from the chaos of the city, at the same time.

Furthermore, the proximity to the sea offers the possibility of enjoying the splendid beaches of the area at any time.

For all these reasons, this villa certainly represents the **perfect combination** of comfort, elegance and tranquility, which are the

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features that make it the ideal choice for those who want a spacious and well-kept home in one of the most sought after areas of Ardea.

The property is 35 km from Rome, about 40 km from "Leonardo da Vinci" International Airport of Roma-Fiumicino and 40 km from Roma-Ciampino Airport.

## Certification

**Energy Class:** F

**EPglnr:** 129.75 kwh/□

## Features

Property ID: CBI069-860-132477	Contract: Sale
Categoria: Villa	Address: Via Tronto
Zip Code: 40	Municipality: Ardea
Zona: Nuova Florida	Total sqm: 280 sq.m.
Livable surface: 200.00	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1985	Current Status: Available after the deed of sale
Terrace: Present, 15 sq.m.	Garden: Private, 800 sq.m.
Sea distance: 3.000 meter	Kitchen: Small Kitchen
Antenna : Independent	SAT Tv : Independent
Fireplace	Air conditioning
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	Shutters
Airport distance	Shops distance or nearest city

## 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	





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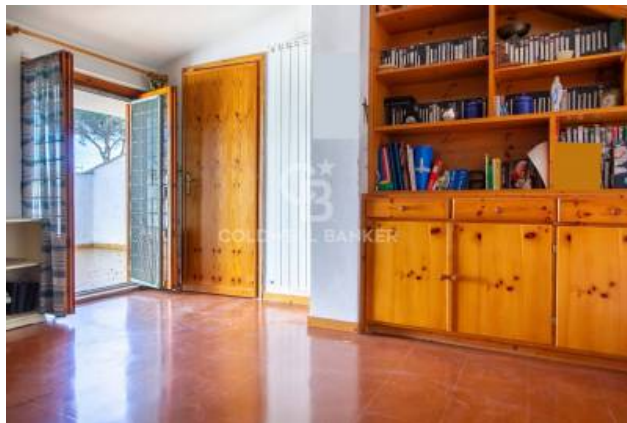
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