



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 Castelnuovo di Porto

€ 400.000

Ref. CBI100-1556-290166



325 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

Castelnuovo di Porto □ Vallelinda

In the Vallelinda district and more precisely in via Deneb, we are pleased to offer for sale an elegant villa of 325 m2, on three levels, surrounded by approximately 1500 m2 of land and embellished by a swimming pool overlooking the valley.

To introduce us inside the property, a graceful entrance that allows us access to the living area and to a first double bedroom with en suite bathroom.

The large living area on the ground floor overlooks a splendid terrace and is divided into a living and dining room with a comfortable open kitchen. Going up to the first floor, we find another living room with terrace and a second bedroom with bathroom.

On the second floor there are two further bedrooms, one with a terrace and one with a balcony, as well as two bathrooms.

This residence, perfect for those who want to live in nature but remaining a stone's throw from Rome, enjoys a splendid panoramic view, rooms rationally distributed and furnished with taste and quality materials.

Several cars find convenient parking space in the courtyard of the villa.

To complete the property, the presence of a comfortable cellar.

Possibility to purchase adjacent land for a total area of approximately one and a half hectares.

Certification

Energy Class: G

EPgInr: 175.50 kwh/□

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Features

Property ID: CBI100-1556-290166	Contract: Sale
Categoria: Villa	Address: Via Deneb Bis, 10
Zip Code: 60	Municipality: Castelnuovo di Porto
Total sqm: 325 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 6
Internal condition: Good	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 2000
Current Status: Available after the deed of sale	Balconies: Present, 10 sq.m.
Terrace: Present, 200 sq.m.	Garden: Private
Kitchen: Exposed Kitchen	Garage: for one car, 18 sq.m.
: Yes	Terrace : 200 □
Antenna : Independent	High-speed internet connection
Cellar : 15 □	Fastweb connection
Fireplace	Parquet
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	Preparation for alarm system
Pool	Panoramic view

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	





