



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

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

Apartment for sale in Roma Nomentano € 650.000 Ref. CBI100-1562-290177



160 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

Via Nomentana - in the most commercial part of the neighborhood, a few steps from Villa Leopardi and the headquarters of the "Luiss" University, within the "Villa Speranza" residential complex with concierge service, we are pleased to offer for sale an elegant large apartment on the first floor of an elegant building with elevator.

The internal layout, with a rational subdivision of the internal spaces, currently includes a large entrance with built-in wardrobes, which opens onto a bright double living room with direct access to the balcony, the eat-in kitchen and a comfortable study with "en-suite" bathroom in the living area. A further hallway leads to the sleeping area, where we find three large bedrooms served by a second large bathroom. The property includes a valuable double parking space inside the condominium garage and a cellar. The functional management of the common areas, with the convenience of triple access to the district (from via Nomentana, via Batteria Nomentana and from Vicolo di Batteria Nomentana), together with the strategic position and low condominium fees, contribute to making this proposal an ideal solution for all those who want a house with comfortable spaces, in a private setting but close to the lively city life.

Certification

Energy Class: G

EPgInr: 175.50 kwh/□



Features

Property ID: CBI100-1562-290177	Contract: Sale
Categoria: Apartment	Address: Via Nomentana, 256
Zip Code: 162	Municipality: Roma
Zona: Nomentano	Total sqm: 160 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 5	Internal condition: Good
Floor: 2	Total floors: 4
Independent heating: Central Heating with Counter	Parking space: Carport
Lift: Yes	No architectural barriers: Yes
Date of construction: 1963	Current Status: Available after the deed of sale
Condominium costs: € 110	Balconies: Present, 14 sq.m.
Garden: Common	Kitchen: Regular Kitchen
Garage: for one car, 25 sq.m.	: Yes
Antenna : Condominium	SAT Tv : Condominium
Storage	High-speed internet connection
Cellar : 8 □	Fastweb connection
Parquet	Telephone system
Electric system : Compliant with the building regulations of the time	Shower
Safety deposit box	Roller shutters

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	







