

## Townhouse for sale in Ciampino

Via di Morena

€ 295.000

Ref. CBI143-2049-8099



**130 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

CIAMPINO Ad. Via di Morena the Coldwell Banker | Krea Case is pleased to offer for sale a recently built terraced house.

This delightful property located in a small, very well-kept and elegant residence features a series of small villas made of solid brick and a wooden pitched roof which give the whole a welcoming and relaxing appearance, immediately giving the imagination the thought of "Home".

The current internal layout, refined but also rational, is characterized by a deeply functional order of spaces which distinguishes the living area from the two sleeping areas, offering considerable privacy and comfort.

The ground floor consists of a pleasant terrace located at the entrance to the house, inside the bright living room and the separate but not closed kitchen, allowing easy circulation inside without hindering movement from one area to another, an access through a French window it leads to the paved garden below to enjoy the beautiful days en plain air. A bathroom equipped with shower cubicle and other accessories that closes this floor furnished with excellent quality materials.

The beautifully proportioned upper master floor is entirely used as a bedroom with an "en suite" bathroom equipped with a shower cubicle and a small dedicated terrace which allows for excellent ventilation and brightness in the room.

The area below is furnished with a study set up in the space connecting the rooms, here there is another double room with an adjoining bathroom equipped with a bathtub, a very welcoming bedroom for children, all very spacious and spacious, as are the heights sky earth. An armored door leads directly into the garage, which has a mezzanine and is well maintained, where you can comfortably park a car and a moped equipped with an electric sectional shutter with remote control and external wooden finishings.



Throughout the property there are air conditioners and an independent heating system. Light gray porcelain stoneware flooring, double glazed wooden windows, armored shutters and mosquito nets, armored doors on the ground floor and in the basement leading to the garage, video intercom and alarm system present in the house. The connecting staircase was made of light marble with metal structures. The services in the property make use of windows without having to resort to forced ventilation systems. Furthermore, a provision for a kitchen should also be noted in the "Hobby room" area.

An area full of services of all kinds and well connected to the main communication routes, the central railway station in Piazza Kennedy can be reached on foot in a few minutes, while the 551 Atac line not far away allows you to reach the Anagnina metro station. By car, connection to the ring road via Viale Kennedy. The images and proportions shown in the announcement are not to be understood as the subject of a contractual obligation, but rather are to be understood as purely illustrative, the renderings published together with the photos have been made available for the sole purpose of giving an idea of the usability of the furnished spaces, among the floor plans we present a hypothesis of different distribution of spaces.

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## Certification

**Energy Class:** E

## Features

Property ID: CBI143-2049-8099	Contract: Sale
Categoria: Townhouse	Address: Via Giovanni Pascoli, 10/A
Zip Code: 43	Municipality: Ciampino
Zona: Via di Morena	Total sqm: 130 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 1
Independent heating: Heating	Date of construction: 2014
Current Status: Available after the deed of sale	Condominium costs: € 25
Balconies: Present	Terrace: Present, 7 sq.m.
Garden: Private, 55 sq.m.	Kitchen: Exposed Kitchen
Garage: for two cars, 21 sq.m.	



















