



COLDWELL BANKER

FINE REAL ESTATE

Fine Real Estate
Via Roma, 64 - 00071 Pomezia (RM)
0691603505

Villa for sale in Pomezia Centro

€ 1.250.000

Ref. CBI110-1268-408



400 sq.m. | Bathrooms: 5 | Rooms: 11

POMEZIA VIA TITO LIVIO

Coldwell Banker is pleased to offer for sale a splendid and exclusive 400 m2 commercial villa equipped with fine finishes arranged on several levels and is composed of a bright living area on the ground floor which is made up of a lounge with fireplace, eat-in kitchen, bedroom, bathroom, wonderful corner veranda of 60 m2 equipped with a wood-burning oven and a splendid garden of approximately 300 m2 on three sides; the sleeping area on the first floor connected by a sumptuous staircase in Calacatta marble and wrought iron composed of three bedrooms, one of which with a double-level walk-in closet completely covered in wood and an en suite bathroom equipped with a hydromassage tub/shower, as well as a bathroom with shower and two large balconies; in the basement we find a bright large living room with open kitchen equipped with a wood oven, entirely covered with Vietri ceramics, bathroom, hallway, bedroom with bathroom, laundry room and a spacious closet. The property includes a cellar and a 56m2 garage equipped with an imposing Silvelox automatic overhead door, which gives driveway access to the villa. Completely covered in sandblasted bricks, roof with antique tiles, equipped with peperino pads on doors and windows, anti-burglary galvanized iron grates, armored door, independent heating, air conditioning system, alarm system, parquet throughout the house and first-class ceramics choice in the rest of the property.

Fine Real Estate

Via Roma, 64 - Pomezia (RM) - 0691603505
pomezia@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI110-1268-408

Contract: Sale

Categoria: Villa

Address: VIA TITO LIVIO

Municipality: Pomezia

Zona: Centro

Total sqm: 400 sq.m.

Bathrooms: 5

Rooms: 11

Internal condition: Excellent

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Date of construction: 2008

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 300 sq.m.

Kitchen: Regular Kitchen

Garage: for two cars, 56 sq.m.















