

## Townhouse for sale in Roma

€ 230.000

Ref. CBI161-2586-166



**109 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

### PONTE DI NONA

We offer for sale in the Ponte di Nona area and specifically in via Padre Giuseppe Petrilli, a terraced house in excellent condition (built in 2012) which is spread over three levels with two opposing gardens.

At the entrance we are welcomed by the first 72 m2 garden with a pleasant porch that leads us into the house, arranged as follows:

Ground floor - lounge, bathroom with window and shower, kitchen with access to the second 70 m2 garden;

First floor - through the internal staircase we find a single bedroom with balcony, a double bedroom with small terrace and the second bathroom with window and bathtub;

S/1 floor - still going down via the internal staircase we arrive at this floor where there is an area that can be used as a hobby room/tavern or even a cellar and immediate access to the 22 m2 garage.

The property is delivered finished with awnings, grates, mosquito nets and air conditioners.

The property enjoys a double south-east/west exposure, which makes it bright and airy. Furthermore, its strategic position, in the immediate vicinity of via Raoul Chiodelli, allows you to easily reach the main services and communication routes, making it ideal for those looking for a home for their family.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the



excellence of our training system and advanced online resources are some of the factors that define our success.  
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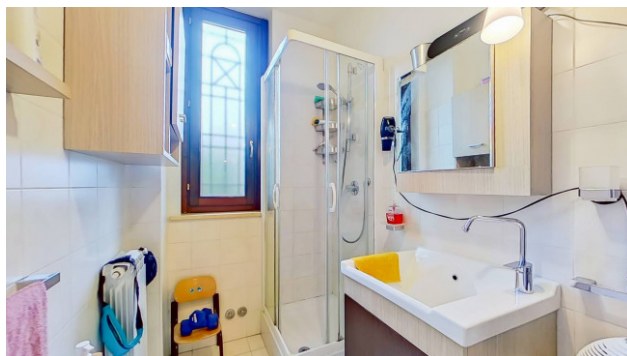
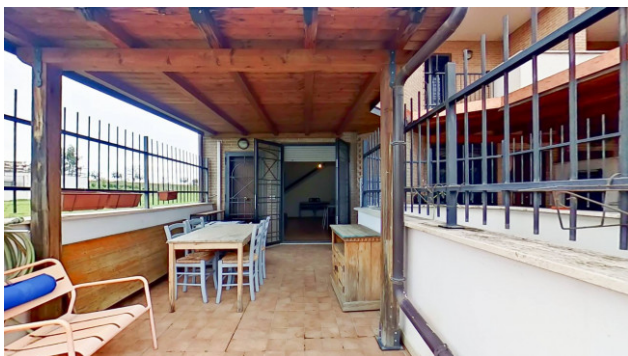
## Certification

**Energy Class:** D

## Features

Property ID: CBI161-2586-166	Contract: Sale
Categoria: Townhouse	Address: Via Padre Giuseppe Petrilli, 45
Zip Code: 132	Municipality: Roma
Total sqm: 109 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Excellent	Floor: On two-levels
Total floors: 3	Independent heating: Heating
Date of construction: 2008	Current Status: Available after the deed of sale
Condominium costs: € 55	Balconies: Present, 6 sq.m.
Terrace: Present, 4 sq.m.	Garden: Private, 140 sq.m.
Kitchen: Regular Kitchen	Garage: for one car, 22 sq.m.





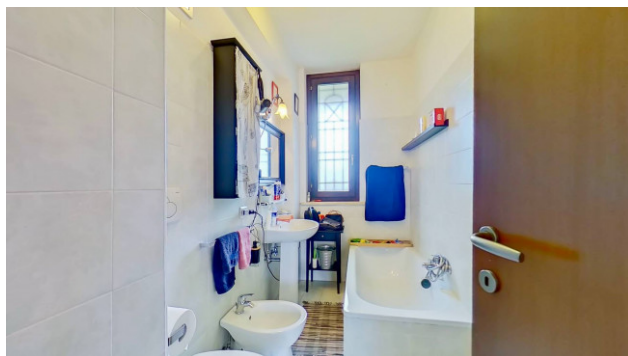


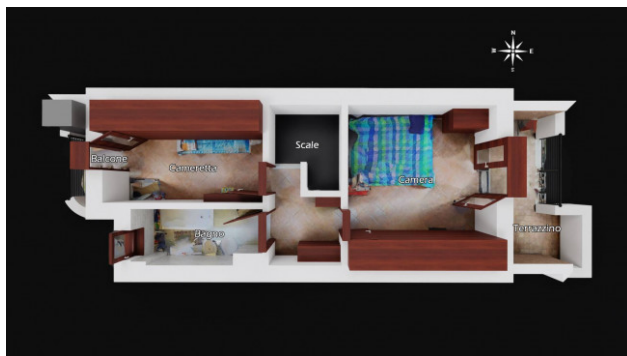
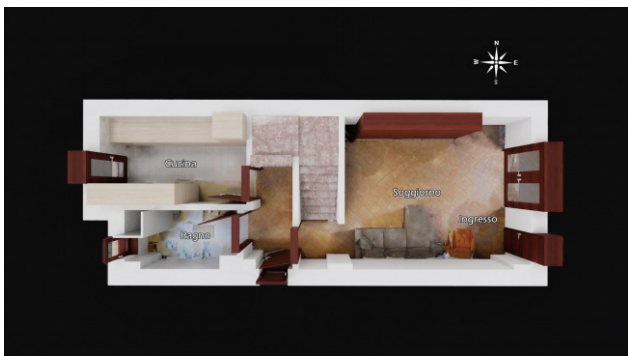
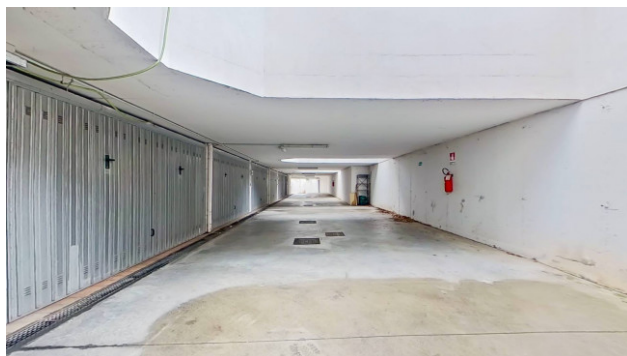
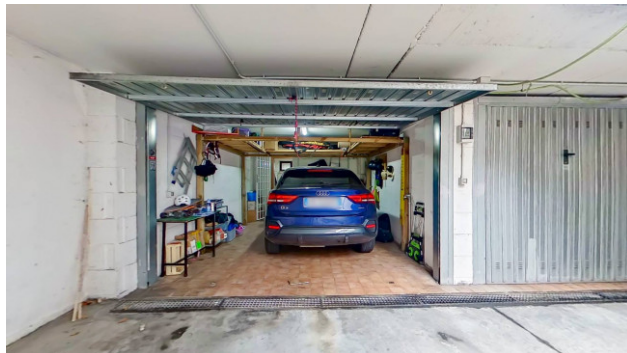


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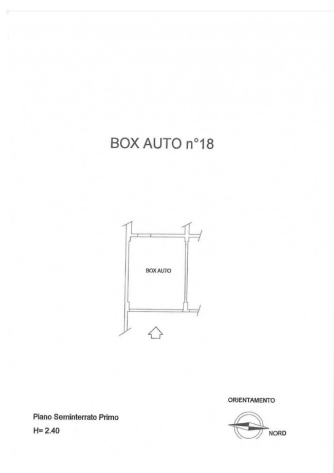
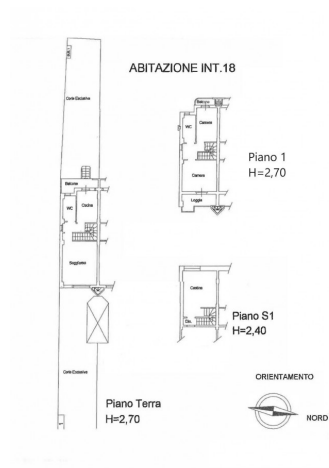




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