



## **2 Rooms for sale in Fiumicino**

### **€ 170.000**

### **Ref. CBI047-203-520380**



#### **55 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

In the Maccarese area just 10 minutes by train from Rome, we offer for sale a bright and modern two-room apartment

The property, located on the second and last floor of a recent building, is free upon deed and equipped with a lift.

With a total area of 55 m2, the apartment consists of a welcoming open-plan living room, furnished kitchen, a bedroom, a bathroom and a large 18 m2 terrace accessible from the living room.

Fully furnished and completely renovated, the property is in excellent condition and equipped with PVC window frames and central heating.

Furthermore, it is located in a quiet and peaceful residential complex with the possibility of parking, just 100 meters from the Maccarese Fregene station connected by a private road inside the residential complex. Furthermore, the property is only 2 km from the beaches of Fregene.



Excellent both as an investment and as a main residence as it is close to all services, such as the railway station, basic necessities shops, cycle path, a few km from the Rome Fiumicino Civitavecchia motorway and the sea. Possibility to also purchase a comfortable garage.

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI047-203-520380	Contract: Sale
Categoria: 2 Rooms	Address: viale Castel San Giorgio, 24
Municipality: Fiumicino	Total sqm: 55 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 2	Internal condition: Excellent
Floor: 2	Total floors: 2
Independent heating: Central Heating	Lift: Yes
Date of construction: 2013	Current Status: Available after the deed of sale
Terrace: Present, 18 sq.m.	Garden: Common
Sea distance: 1.000 meter	Kitchen: Present





