



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

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

Villino for sale in Monterotondo Monterotondo Scalo € 380.000 Ref. CBI100-2202-290201



225 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

Exceptional Opportunity in Monterotondo (RM) - via della Maiella 27

Come and discover this extraordinary residence located just 800 meters from the FS1 Regional Line train station.

The strategic location offers unparalleled convenience, with schools within reach, from early educational experiences through middle school, and a wide range of commercial services in the immediate vicinity.

This independent real estate unit, without condominium fees, has been recently renovated with care and attention to detail. Equipped with anti-seismic columns, it guarantees maximum safety and stability. On the ground floor, you will find a welcoming entrance hall that leads to a bright living room, an inviting dining room, two bedrooms, a walk-in closet and a spacious eat-in kitchen. An impeccable double service completes the ground floor.

On the first floor, a large living room, a bedroom, a second bathroom and a large terrace offer space and comfort. Furthermore, there is the possibility of creating a fourth bedroom.

The 60m2 garden with car parking, garage and cellar completes the property, offering you a perfect outdoor space for relaxation and entertainment. The independent heating with condensing boiler, the pellet stove, the air conditioning, the double glazed thermal windows, the centralized water softener and the 6 Kw/hour photovoltaic panels ensure high level energy efficiency.

Don't miss this extraordinary opportunity to live in a home that combines comfort, style and practicality.

Contact us today to book an appointment and find out more!

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Certification

Energy Class: A1

EPglnr: 175.50 kwh/□

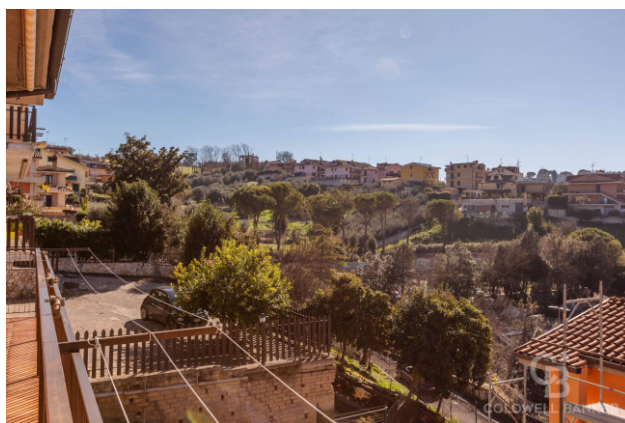
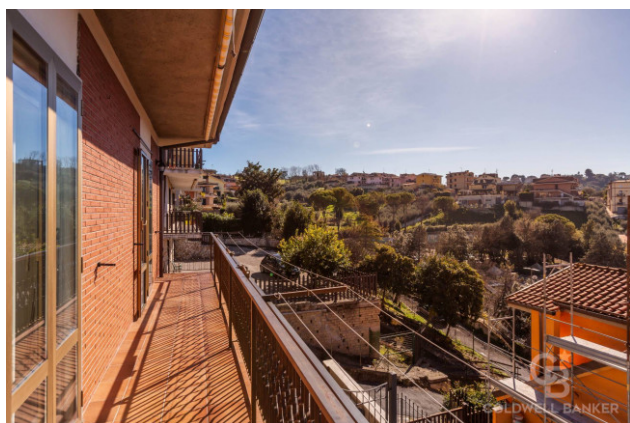
Features

Property ID: CBI100-2202-290201	Contract: Sale
Categoria: Villino	Address: via della Maiella, 27
Municipality: Monterotondo	Zona: Monterotondo Scalo
Total sqm: 225 sq.m.	Livable surface: 200.00
Bedrooms: 3	Bathrooms: 3
Rooms: 7	Internal condition: Excellent
Independent heating: Heating	Current Status: Available after the deed of sale
Terrace	Antenna : Independent
SAT Tv : Independent	High-speed internet connection
Cellar	Air conditioning
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Roller shutters	

Nearby

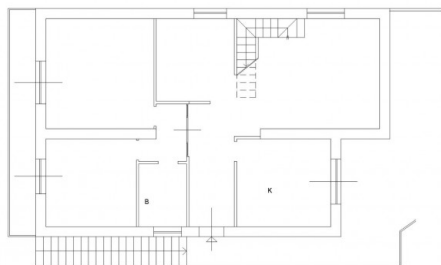
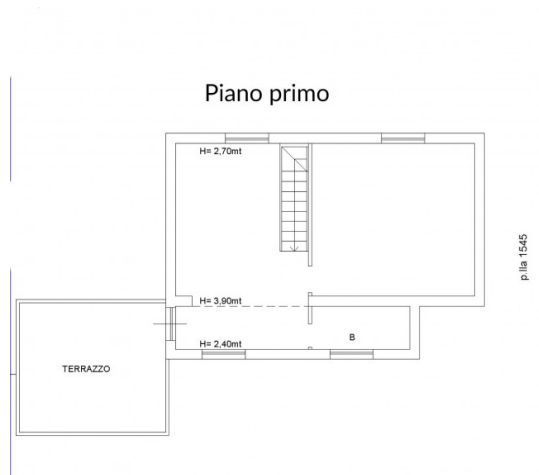
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	











Piano Terra