



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
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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!



Certification

Energy Class: A1

EPgInr: 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

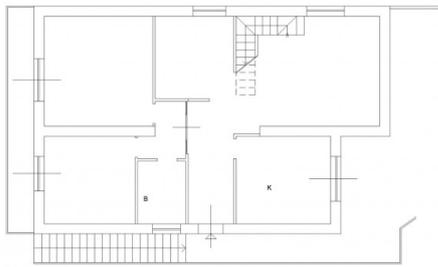
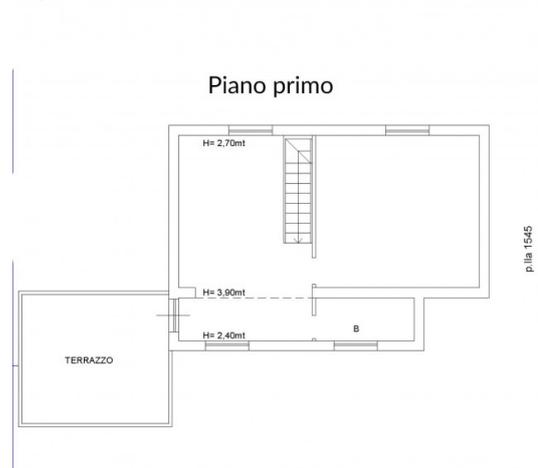
Municipal office











Piano Terra