



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

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

## Apartment for sale in Roma Nomentano € 1.880.000 Ref. CBI100-160-290203



### 300 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 9

Villa Torlonia - Very few properties can be classified as unique and unrepeatable pieces, this is certainly one of them.

We are located a few steps from Villa Torlonia and the Trieste district, and just 5 minutes by car from the historic center of Rome.

The property we are offering for sale occupies the entire main floor (second cadastral floor) of a 1920s villa which is located in a simply special position as it overlooks a small park with centuries-old plants, between Via Carlo Fea and Via Nomentana, and boasts 4 exposures, all bright and fascinating, none on the street.

Although it has a covered area of 285 m<sup>2</sup>, 3.50 m high ceilings, double main entrances, 2 balconies and a 35 m<sup>2</sup> terrace, the apartment is registered as A/7: the "first home" tax benefit is therefore applicable and it does not pay IMU.

The house is in good condition but the internal layout probably needs to be revised and optimized according to your needs.

The possibilities are in fact multiple: they range from the highly representative residence, with majestic living area, 4/5 bedrooms and 4 bathrooms, to the studio home solution, thanks to the double entrances, to end with an easy split into two separate residences of surface that can be modulated as desired (the current property is the union of the two original interiors).

It is also an ideal solution for those who love outdoor space: the terrace literally immerses itself in the park and can be used all year round for lunches, dinners and moments of absolute relaxation.

In the condominium courtyard it is possible to park a small car, and you can also purchase a convenient optional garage, not included in the price, about a hundred meters from the entrance to the building.

The condominium costs are very low.

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## Certification

**Energy Class:** G

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI100-160-290203	Contract: Sale
Categoria: Apartment	Address: Via Nomentana
Zip Code: 161	Municipality: Roma
Zona: Nomentano	Total sqm: 300 sq.m.
Bedrooms: 6	Bathrooms: 4
Rooms: 9	Internal condition: Good
Floor: 2	Total floors: 4
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	Date of construction: 1920
Current Status: Available after the deed of sale	Condominium costs: € 235
Balconies: Present, 3 sq.m.	Terrace: Present, 35 sq.m.
Garden: Common	Kitchen: Regular Kitchen
Garage: for one car, 15 sq.m.	Terrace : 35 □
SAT Tv : Independent	High-speed internet connection
Fastweb connection	Air conditioning
Parquet	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Shutters	Panoramic view

## 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	











