



Two-family villa for sale in Roma Massimina € 490.000 Ref. CBI118-1866-301689



273 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 6

Immersed in the quiet of Massimina, just twenty minutes from Piazza Irnerio, Coldwell Banker offers the sale of a portion of a semi-detached villa surrounded by greenery.

With its 275 sqm distributed on three levels and an enchanting private garden of approximately 460 sqm embellished with tall trees and fruit trees, this residence offers an elegant combination of internal and external spaces.

On the ground floor we are greeted by an entrance, a large double living room, a kitchen with balcony, a study and a service bathroom. A comfortable wooden staircase in the living room connects the living area to the sleeping area on the upper floor, where there are four bedrooms, a bathroom and an attic. The rooms, equipped with large windows, are very bright and enjoy a beautiful panoramic view.

The tavern of approximately 90 sqm, reachable both from the living area via a spiral staircase, and from an independent external entrance, embellished with a beautiful fireplace, represents a welcoming and convivial place, ideal for spending moments of relaxation and socializing.

The property includes a large garage directly accessible from the tavern.

With its easy connections to the city center and Fiumicino airport, this home combines the beauty of nature with the practicality of urban life.



Certification

Energy Class: G

EPglnr: 225.75 kwh/□

Features

Property ID: CBI118-1866-301689

Contract: Sale

Categoria: Two-family villa

Address: Via Paolo Emilio Pavolini

Zip Code: 166

Municipality: Roma

Zona: Massimina

Total sqm: 273 sq.m.

Bedrooms: 5

Bathrooms: 3

Rooms: 6

Internal condition: To be renovated

Total floors: 2

Independent heating: Heating

Date of construction: 1965

Current Status: Available after the deed of sale

Balconies: Present, 10 sq.m.

Garden: Private, 467 sq.m.

Kitchen: Regular Kitchen

Garage: for one car, 13 sq.m.

Tv Antenna : Autonomous

Closet

ADSL Coverage

Fireplace

Telephone System

Wiring : By Law

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











