



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
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Villa for sale in Palestrina Carchitti € 280.000 Ref. CBI100-653-290212



225 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Carchitti, Palestrina □ Via Sempione in a residential context of villas only, we offer for sale a terraced villa of approximately 213 m2 on three floors with an exclusive perimeter garden.

The property, which is located in an exclusive and private context, enjoys excellent exposure to natural light in all internal environments during the different hours of the day.

The villa comprises on the ground floor an entrance porch, lounge, kitchen with access to the stairs leading to the large cellar, two double bedrooms served by a balcony, bathroom and closet.

A comfortable internal staircase leads us upstairs to a further bedroom, a technical room and a bathroom.

In the basement, there is an independent unit consisting of a living room with kitchenette and fireplace, a wooden bedroom with en-



suit bathroom, a small bedroom and a further bathroom.

The property includes a partly paved garden from which it is possible to access two further technical rooms.

The fortunate exposure on three sides gives the property a pleasant brightness throughout the day. The pleasant and silent context helps make this solution an excellent opportunity for those who wish to experience the comforts of an independent home at a decidedly accessible price.

Certification

Energy Class: G

EPgInr: 175.50 kwh/□

Features

Property ID: CBI100-653-290212

Contract: Sale

Categoria: Villa

Address: Via Sempione, 27

Municipality: Palestrina

Zona: Carchitti

Total sqm: 225 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 10

Internal condition: Good

Floor: Multi-Storey

Independent heating: Heating

Parking space: Uncovered Parking

Current Status: Available after the deed of sale

Balconies: Present, 15 sq.m.

Garden: Private

Kitchen: Regular Kitchen

: Yes

Storage

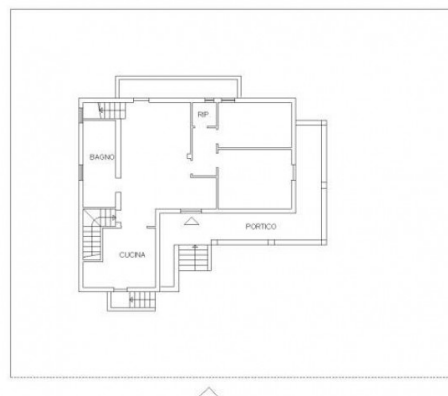
Fireplace

Shower



PIANTA PIANO TERRA

H = 3.00 ml



PIANTA PIANO SEMINTERRATO

H = 3.00 ml

