



COLDWELL BANKER

KREA CASE

Krea Case  
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## Apartment for sale in Roma Montemario € 220.000 Ref. CBI143-2042-8100



### 86 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

**MONTEMARIO** A very popular old neighborhood and precisely Piazza Nostra Signora di Guadalupe, Coldwell Banker Krea Case is pleased to offer for sale an apartment in a building of only two floors with a matching exterior, currently leased with a contract expiring in 2026.

The large internal property is located on the first raised floor and has the internal distribution of spaces typical of the period of construction; at the entrance it has a large and comfortable entrance from which access via the corridor to all the rooms of the property, in the central part there are the living room and the eat-in kitchen, at the two ends there is the double bedroom with double exposure, the bedroom and bathroom.

Everything is in a good state of maintenance but renovation work is necessary, there is no heating system. The property is currently rented with an annual income of six thousand six hundred euros with a contract expiring in 2026. It is proposed to be sold in its current conditions or occupied by the tenant with takeover of the existing rental contract.

The property is located in a highly residential area, served by every commercial activity, well connected thanks to the presence of metro, buses and trams.

The purchase is considered an excellent investment for those wishing to purchase the property also for a future rental used as a tourist accommodation (e.g. holiday home).

Energy Class APE "G", COD CBI143-2042-8100.

The images and proportions shown in the announcement are not to be considered the subject of a contractual obligation, but are to be

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understood as purely illustrative, the renderings published together with the photos have been made available for the sole purpose of giving an idea of the usability of the furnished spaces and to avoid invade the privacy of the current host. To view all our real estate proposals, visit our website "[www.coldwellbanker.it/kreacase](http://www.coldwellbanker.it/kreacase)" or our Facebook page "[www.facebook.com/cbkcreacase](https://www.facebook.com/cbkcreacase)"; Instagram "[www.instagram.com/cbkcreacase](https://www.instagram.com/cbkcreacase)"; youtube "[www.youtube.com/@coldwellbankerkreacase](https://www.youtube.com/@coldwellbankerkreacase)" #coldwellbanker #cbkreacase.

## Certification

**Energy Class:** G

## Features

|                               |  |
|-------------------------------|--|
| Property ID: CBI143-2042-8100 | Contract: Sale                                       |
| Categoria: Apartment          | Address: Piazza di Nostra Signora di Guadalupe, 15/C |
| Zip Code: 135                 | Municipality: Roma                                   |
| Zona: Montemario              | Total sqm: 86 sq.m.                                  |
| Bedrooms: 2                   | Bathrooms: 1   |
| Rooms: 3                      | Internal condition: To be renovated                  |
| Floor: Mezzanine              | Total floors: 2                                      |
| Date of construction: 1960    | Current Status: Rented                               |
| Condominium costs: € 60       | Kitchen: Regular Kitchen                             |

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