



Two-family villa for sale in San Cesareo

€ 380.000

Ref. CBI102-1201-10317



337 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 13

Coldwell Banker offers exclusively in one of the most beautiful and residential areas of San Cesareo, the sale of a prestigious semi-detached villa on three levels, completely above ground.

The property is free in the deed and is spread over three floors, for a total of 337 m2, of which 321 m2 are walkable.

The large internal spaces, characterized by 13 rooms, 5 bedrooms and 5 bathrooms, offer a large and comfortable living solution for a large family or multiple families.

The villa is equipped with an independent heating system supplied by photovoltaic panels, which guarantee greater energy efficiency and significant savings on management costs. The energy class is A1.

The ground floor is completely renovated and is composed of: triple living room with fireplace divided into dining area and living area, bathroom, kitchen and large porch.

The other two floors require renovation and are composed as follows:

on the first floor there are two double bedrooms, a bathroom, hallway, balcony and large terrace.

on the second floor we have three double bedrooms, two bathrooms, hallways and small terraces.

The property is also accompanied by a double garage with charging station for electric cars, external tavern/depandance with wood-burning oven, cellar and warehouse and the fixtures are new and of excellent quality. The entire building has been equipped with a thermal coat.

The private garden and surrounding land complete the property, offering large outdoor spaces for moments of relaxation in the open air. There is a characteristic fountain with a large basin that can be used in the summer.

The villa has terraces and a covered patio to fully enjoy the view of the surrounding area.



Thanks to the presence of photovoltaic panels and the Ecobonus interventions already carried out, this villa represents an ideal solution for those who want a prestigious home with an eye on energy saving.
Don't miss the opportunity to purchase a high-level villa, surrounded by greenery and with all the comforts necessary for a quality life.

The property is close to all the main communication routes: 20 km Ciampino airport, 50 km Fiumicino airport, 1.0 km from the center of San Cesareo; 1 km from Via Casilina; 2 km from the La Noce Shopping Center in San Cesareo; 3.2 km from the A1 Rome-Naples motorway exit; 4.0 km from Zagarolo railway station; 9.8 km from the urban center of Palestrina (RM); 9.6 km from Labico railway station (RM); 19.1 km from the Valmontone Outlet and the Magicland playground; 5.2 km from Colonna Galleria station.

This information and floor plans are merely indicative and do not constitute contractual elements.

Certification

Energy Class: A4

EPglnr: 33.73 kwh/□

Features

Property ID: CBI102-1201-10317

Contract: Sale

Categoria: Two-family villa

Address: Via del Fontanile

Zip Code: 30

Municipality: San Cesareo

Total sqm: 337 sq.m.

Bedrooms: 5

Bathrooms: 5

Rooms: 13

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 3

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 4.000 sq.m.

Kitchen: Regular Kitchen

Garage: for two cars











