



COLDWELL BANKER

ERETUM RE GROUP

Eretum RE Group  
Via Corsica 28 - 00015 Monterotondo (RM)  
(+39) 06 86602293

## Villino for sale in Monterotondo Monterotondo Paese € 389.000 Ref. CBI049-235-639



**140 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

Monterotondo, within the private complex "I Fiori Della Signorina" we offer Villa Margherita for sale.

A residence surrounded by greenery, with its own private road and exclusive pedestrian paths, this is where "Margherita" is, one of the portions with the living area overlooking the internal avenue of the complex with a private garden of 310 m2.

The entrance opens onto the 40 m2 living area with an open, regular, bright kitchen, in front of a 30 m2 porch facing west and equipped with a kitchenette for romantic summer dinners. The sleeping area has a hallway accompanying the two double bedrooms, one of which is the master bedroom with private bathroom and walk-in closet, and the main service of the property. The third bedroom can be reached from the main room and has the predisposition for the creation of a third bathroom, ideal as a study or private room for guests.

The rooms are spacious and regular, the finishes are of excellent workmanship. There is strong attention to energy optimization with excellent insulation of the casing, equipped with adjustable floor heating for each room (Home Automation), a 1.5 kW photovoltaic system and a solar thermal system for the production of hot water, the everything, to guarantee an A++ Energy Class.

An unrepeatable real estate solution in our area which is located a few hundred meters from Via Salaria, a 5 minute walk from the train station, close to the amenities of the center and just 2 km from the motorway.

Eretum RE Group

Via Corsica 28 - Monterotondo (RM) - (+39) 06 86602293  
eretumregroup@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



## Certification

Energy Class: A2

## Features

Property ID: CBI049-235-639	Contract: Sale
Categoria: Villino	Address: VIA DELL'AERONAUTICA, SNC
Zip Code: 15	Municipality: Monterotondo
Zona: Monterotondo Paese	Total sqm: 140 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: Buildings	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 2024	Garden: Private, 310 sq.m.
Kitchen: Regular Kitchen	





