



COLDWELL BANKER

ERETUM RE GROUP

Eretum RE Group  
Via Corsica 28 - 00015 Monterotondo (RM)  
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## Villino for sale in Monterotondo

### € 390.000

### Ref. CBI049-235-642



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

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

A residence surrounded by greenery, with its own private road and exclusive pedestrian paths, this is where Begonia is, the first portion with a 260 m2 private garden that embraces the property on three sides.

The entrance opens onto the 40 m2 living area with an open, regular, bright kitchen, in front of a 28 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 as a guest room.

The rooms are spacious and regular, the finishes are of excellent workmanship and can

There is strong attention to energy optimization with excellent insulation of the casing, equipped with adjustable floor heating for each room, a 1.5 kW photovoltaic system and a solar thermal system for the production of hot water, all to guarantee an Energy Class A++.

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.

### Certification

Eretum RE Group

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Energy Class: A2

## Features

Property ID: CBI049-235-642

Contract: Sale

Categoria: Villino

Address: VIA DELL'AERONAUTICA, SNC

Zip Code: 15

Municipality: Monterotondo

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, 260 sq.m.

Kitchen: Regular Kitchen





