



# **Townhouse for sale in Roma Olgiata € 275.000 Ref. CBI075-681-129781**



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

ColdwellBanker Mignanelli Real Estate is pleased to exclusively offer a delightful villa located within the Olgiata area. The villa is the four-family portion of the entire building, located in a location with a lot of privacy equidistant from the main entrances.

The property is on two levels, has a garden and covered parking space for exclusive use.

The facade cladding is in brick which guarantees excellent insulation.

Entering from the pedestrian entrance, the garden path leads to the large and sunny outdoor patio which embraces the villa on both sides.

On the floor we find a living room with fireplace, an open kitchen, wardrobes and numerous closets as well as a large bathroom and a bedroom with an internal terrace.

An internal staircase connects the basement floor consisting of two large bedrooms with large windows as well as a comfortable bathroom.

Also on the floor is a large external storage room, laundry area and covered parking space.

The heating is autonomous and powered by methane, while the condominium expense is around 90 euros per month.

The state of conservation is good and the fixtures and windows are made of wood with double glazing.



## Features

Property ID: CBI075-681-129781	Contract: Sale
Categoria: Townhouse	Address: Largo Dell' Olgiata, 15
Zip Code: 123	Municipality: Roma
Zona: Olgiata	Total sqm: 105 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Parking space: Carport
Date of construction: 1970	Current Status: Available after the deed of sale
Condominium costs: € 80	Balconies: Present
Terrace: Present	Garden: Private
Sea distance: 30 meter	Kitchen: Exposed Kitchen
: Yes	













