



## Terraced house for sale in Riano

€ 269.000

Ref. CBI161-2274-172



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

The terraced house for sale in Riano is a unique opportunity offered exclusively by Coldwell Banker. Located in a quiet street surrounded by greenery, this villa boasts a double view that allows you to fully enjoy the quiet and beauty of the surrounding nature.

The property is spread over three levels and offers well-distributed and comfortable spaces:

**Ground Floor:** here we find a large living room with fireplace, a hallway, laundry room with bathroom, cavity with ventilation system and a large terrace. This floor is ideal for those seeking comfort and privacy, with the possibility of enjoying the outdoor spaces without giving up the comfort of the interior environments.

**First Floor:** The upper floor houses a welcoming living room, a kitchen and a further bathroom complete with shower. This level also enjoys direct access to a private garden, thus offering a relaxing and private atmosphere.

**Second Floor:** the villa has a bedroom, a double bedroom with large bathroom with shower and walk-in closet. This floor is perfect for hosting family or guests, offering well separated and comfortable spaces.



The location of the villa is particularly advantageous for those who want to live away from the chaos of the city but at the same time have easy access to the services and conveniences offered by Rome, just 14 km away. This combination of tranquility and proximity to amenities makes this property an ideal option for those seeking the best compromise between country living and urban convenience.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

THIS INFORMATION AND FLOOR PLANS ARE MERELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

## Certification

**Energy Class:** F

## Features

Property ID: CBI161-2274-172	Contract: Sale
Categoria: Terraced house	Address: via dei Cardacci
Municipality: Riano	Total sqm: 125 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 4	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 2005	Current Status: Available after the deed of sale
Condominium costs: € 17	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen

## Rooms

Legnaia/Carbonaia

















