



## Indipendent house for sale in Mentana

€ 335.000

Ref. CBI049-227-651



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

Mentana- Via Capivari 9- We offer for sale a completely renovated independent solution.

The house consists of a lounge, a kitchen, three double bedrooms, two bathrooms with window, balcony, terrace, largely paved garden and a large garage.

The property has been completely renovated and has been brought to energy class A, important structural interventions have also been carried out for anti-seismic adaptation.

The house has underfloor heating, provision for air conditioners, solar thermal with a 600 liter storage boiler, a photovoltaic system of 6 kW with two batteries for a total of 10 kW of storage, latest generation PVC fixtures, demotics and electric shutters.

The house has a large garage of approximately 65 m2 in which it is possible to park several vehicles, but it can also be used as a hobby room.

The strategic position allows you to reach every type of commercial activity on foot.

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Class A

## Certification

**Energy Class:** A4

**EPgInr:** 88.00 kwh/□

## Features

Property ID: CBI049-227-651

Contract: Sale

Categoria: Independent house

Address: via Capivari Anita Garibaldi, 9

Zip Code: 13

Municipality: Mentana

Total sqm: 150 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Internal condition: Restored

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1970

Current Status: Available after the deed of sale

Balconies: Present, 5 sq.m.

Terrace: Present, 10 sq.m.

Garden: Private, 60 sq.m.

Kitchen: Regular Kitchen

Garage: for four cars, 65 sq.m.















