

## 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.

Classe AMentana - 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. Class A

## Certification

Energy Class: A4	EPgInr: 88.00 kwh/□

## Features

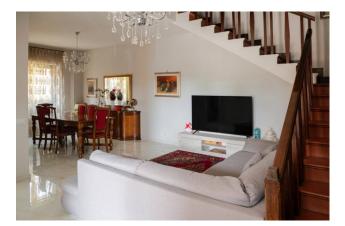
Property ID: CBI049-227-651	Contract: Sale
Categoria: Indipendent house	Address: via Capivari Anita Garibaldi, 9
Zip Code: 13	Municipality: Mentana
Total sqm: 150 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Restored	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking 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.















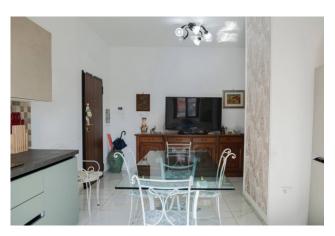


Eretum RE Group Via Corsica 28 - Monterotondo (RM) - (+39) 06 86602293 eretumregroup@cbitaly.it - https://www.coldwellbanker.it/en VAT 04954530962

















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

























