



Villa for sale in Ciampino

Mura dei Francesi

€ 369.000

Ref. CBI143-2042-8109



180 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

CIAMPINO Mura dei Francesi and precisely Via Sciascia, Coldwell Banker Krea Case is pleased to offer for sale a terraced villa located in the "Residence Vigna del Sole" residential center equipped with a large condominium park of approximately 3,000m² for the exclusive use of residents, this small oasis so composed and organized is ideal for moments of relaxation and sport, guaranteeing maximum privacy and confidentiality unique in the living contexts of the town.

The property is characterized by non-attic rooms with large sizes which guarantee comfortable internal livability.

The Ground Floor opens up to the view with an entrance and double living room equipped with a wall fireplace, has a separate kitchen and is connected to the external surfaces via a semi-circular habitable terrace; the floor also enjoys two gardens, one at the entrance and the other more private and large adjacent to the large condominium park which is directly accessible. The non-attic and residential first floor houses a master bedroom with walk-in closet and dedicated bathroom, two single bedrooms, a second bathroom and two terraced balconies with a view of the gardens. The very spacious and bright hobby room features a fireplace area, an open built kitchen with handcrafted wooden doors, a bathroom with shower cabin; it also has a convenient storage room and a laundry area. The property is completed with two private outdoor parking spaces covered by wooden sheds.

The accessories and materials used to create the interior furnishings are of high quality and include porcelain stoneware, marble finishes for the staircase connecting the floors, double-glazed aluminum frames, burglar-proof shutters, category four armored door, parquet in the rooms, air conditioners in all the bedrooms, built-in kitchen in the hobby room with new appliances, independent gas boiler; Furthermore, the property has been partially renovated recently and in particular the roof covering which was installed with



ventilation during the renovation.

The area is truly strategic for those who need to use the car for travel as the Grande Raccordo Anulare can be quickly reached thanks to its proximity to the Via dei Laghi and the Consolare Appia, but at the same time the Ciampino Acqua Acetosa railway stations and Casabianca can be reached on foot and in the immediate vicinity there are all primary services, commercial activities, weekly market, supermarkets and restaurants.

APE class "G" Code CBI143-2042-8109

The images and proportions shown in the announcement are not to be considered the subject of a contractual obligation, but are to be understood as purely illustrative, any renderings published together with the photos have been made available for the sole purpose of giving an idea of the usability of the furnished spaces.

To view all our real estate proposals, visit our website "www.coldwellbanker.it/kreacase" or our Facebook page "www.facebook.com/cbkcreacase"; Instagram "www.instagram.com/cbkcreacase"; youtube "www.youtube.com/@coldwellbankerkreacase" #coldwellbanker #cbkcreacase.

Certification

Energy Class: G

Features

Property ID: CBI143-2042-8109

Contract: Sale

Categoria: Villa

Address: Via Leonardo Sciascia, 14

Zip Code: 43

Municipality: Ciampino

Zona: Mura dei Francesi

Total sqm: 180 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 5

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 1

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1980

Current Status: Available after the deed of sale

Condominium costs: € 70

Balconies: Present, 20 sq.m.

Terrace: Present, 25 sq.m.

Garden: Private, 40 sq.m.

Kitchen: Present











