



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
(+39) 06 8411681

Estate for sale in Roma

€ 650.000

Ref. CBI100-2218-290234



350 sq.m. | Bathrooms: 8 | Bedrooms: 8 | Rooms: 10

Locality "Tragliata" within the municipality of Rome, and more precisely in Via del casale di Sant Angelo, we offer for sale a sky-earth building completely surrounded by greenery, offering a life experience in contact with nature, but with comfort of being not far from the city, a perfect balance between tranquility and accessibility to urban services.

The building consists of three floors and three independent residential units.

On the ground floor we can find two apartments, the first a two-room apartment of approximately 55m2 consisting of a living room, open kitchen, bedroom and bathroom. The second larger property, consisting of an entrance hall, lounge, kitchen, pantry, double bedroom and bathroom. From the ground floor you can also access the third apartment, which offers the most generous size, the internal layout includes a large living room with fireplace, kitchenette, double bedroom with bathroom; a comfortable internal staircase connects the upper floor where we find six bedrooms each with its own en-suite service. Finally, the top floor, still in its raw state, is represented by a single open-space environment currently stacked up as an attic but with enormous potential to be transformed into living quarters thanks to the heights suited to those necessary for habitability.

Possibility of purchasing 28 hectares of agricultural land.

Certification

Energy Class: F

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Features

Property ID: CBI100-2218-290234	Contract: Sale
Categoria: Estate	Address: Via Del Casale Di Sant'angelo
Zip Code: 123	Municipality: Roma
Total sqm: 350 sq.m.	Bedrooms: 8
Bathrooms: 8	Rooms: 10
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Uncovered Parking	No architectural barriers: Yes
Date of construction: 1970	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen
: Yes	Antenna : Independent
High-speed internet connection	Fastweb connection
Fireplace	Air conditioning
Parquet	Electric system : Compliant with the building regulations of the time
Shower	Alluminium fixtures
Shutters	Pool
Panoramic view	Land : 5000 □

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



