



Villa for sale in Roma

Fleming

€ 4.900.000

Ref. CBI038-104-301142



1.000 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 11

Inside the prestigious "Colle delle Acacie" area, on the Via Flaminia Nuova, immediately after Corso Francia, we have the pleasure of offering for sale a breathtaking property, "the former Marchesi Cappelli Castle", completely renovated, only 5 km far from the central Piazza del Popolo. The property for sale consists of two independent units: the Palace and the Tower.

THE PALACE:

Arranged on four levels, the whole building is perfectly distributed between day and sleeping areas.

Ground floor: entrance, triple living, service bathroom and kitchen.

First floor: living room, three bedrooms with en suite bathroom.

Second floor: attic of about 140 square meters, height of the ceiling 2.45 meters.

Basement: hobby room, laundry room, cellar.

The property is embellished with a garden and a garage of 150 square meters for about six cars.

THE TOWER:

Distributed on five levels, connected by an internal staircase and elevator.

Ground floor: living room, dining room and kitchen;

First floor: double bedroom with dressing room and bathroom;



Second level: double bedroom with dressing room and bathroom;
Third level: bathroom and open air passage, with external staircase leading to the fourth level;
Fourth level: panoramic terrace of about 100 square meters.
Basement level: cellars, storage rooms, technical room.
It enjoys an exclusive court and the garage of 135 square meters.

The uniqueness of living in a dream just 5 km from the central Piazza del Popolo.
Cadastral category A/7.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI038-104-301142	Contract: Sale
Categoria: Villa	Address: Via Flaminia Nuova, 290
Zip Code: 191	Municipality: Roma
Zona: Fleming	Total sqm: 1.000 sq.m.
Bedrooms: 5	Bathrooms: 7
Rooms: 11	Internal condition: Excellent
Floor: Ground Floor	Independent heating: Heating
Lift: Yes	Current Status: Available after the deed of sale
Condominium costs: € 960	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: Shed, 300 sq.m.	Terrace
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	Cellar
Parquet	Telephone System
Wiring : By Law	Sanitary Suspended
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers



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Municipal Offices

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