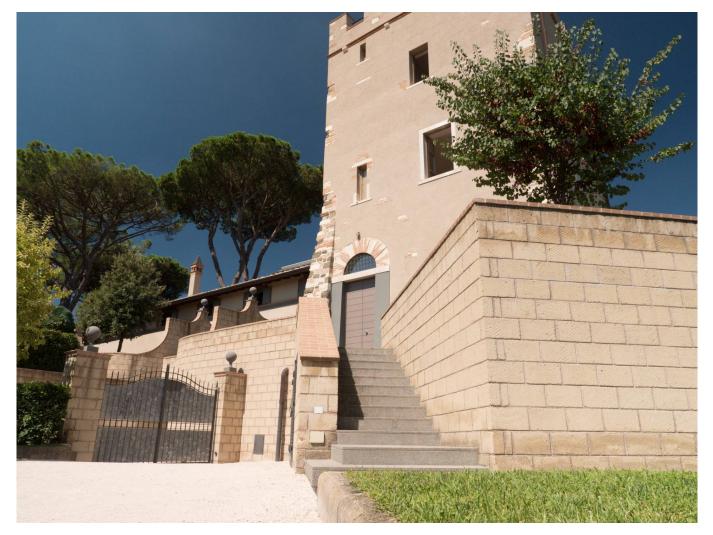


# Villa for sale in Roma Fleming € 2.250.000 Ref. CBI038-104-301143



### 450 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4

Inside the prestigious "Colle delle Acacie" area, on the Via Flaminia Nuova, immediately after Corso Francia, we offer for sale a dreamy property, "the former Castello Marchesi Cappelli". "La Torre" is arranged on five levels, connected by an internal staircase and a comfortable elevator. This property is completely renovated and it's enriched by a well-kept exclusive courtyard.

Ground floor: living room, dining room and kitchen; First floor: double bedroom with dressing room and bathroom; Second floor: double bedroom with dressing room and bathroom; Third floor: bathroom and open passage, with external staircase leading to the fourth level; Fourth floor: panoramic terrace of about 100 square meters. Basement level: cellars, storage rooms, technical room.

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

 $\textbf{Energy Class:} \ G$ 

**EPgInr**: 175.00 kwh/[]

#### Features

Property ID: CBI038-104-301143	Contract: Sale
Categoria: Villa	Address: Via Flaminia Nuova, 290
Zip Code: 191	Municipality: Roma
Zona: Fleming	Total sqm: 450 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 4	Internal condition: Excellent
Floor: Ground Floor	Independent heating: Heating
Lift: Yes	Current Status: Available after the deed of sale
Condominium costs: € 420	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
Municipal Offices	





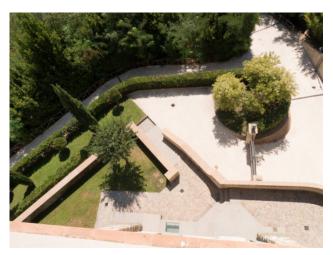












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