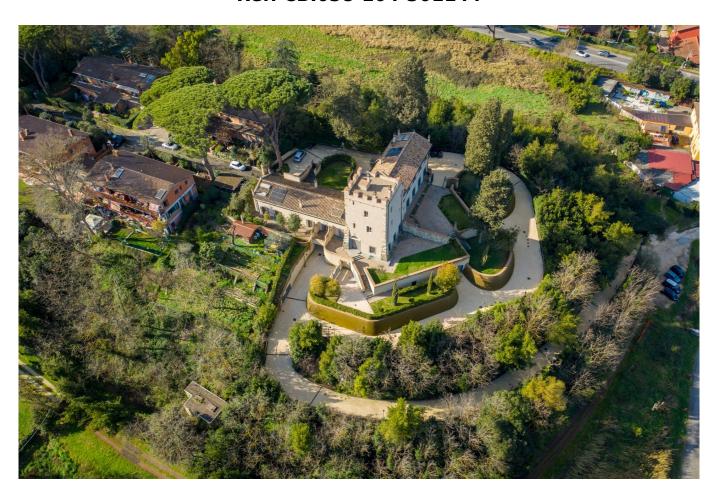


## Villa for sale in Roma Fleming € 2.650.000 Ref. CBI038-104-301144



## 590 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 7

Inside the prestigious "Colle delle Acacie" area, on the Via Flaminia, immediately after Corso Francia, we offer for sale a dream, "the former Castello Marchesi Cappelli".

This property is arranged on four levels and it has been completely renovated. All rooms are perfectly distributed between living and sleeping area.

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

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

Second floor: attic of about 140 square meters with the 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 uniqueness of living in a dream, just 5 km from the central people's square. Cadastral category A/7.

## Certification



**Energy Class:** G **EPgInr**: 175.00 kwh/ **Features** Property ID: CBI038-104-301144 Contract: Sale Categoria: Villa Address: Via Flaminia Nuova, 290 Zip Code: 191 Municipality: Roma Zona: Fleming Total sqm: 590 sq.m. Bedrooms: 3 Bathrooms: 4 Rooms: 7 Internal condition: Excellent Floor: Multi-Storey Total floors: 4 Independent heating: Heating Parking space: Uncovered Parking Date of construction: 2014 Current Status: Available after the deed of sale Condominium costs: € 540 Terrace: Present Garden: Private Kitchen: Regular Kitchen Garage: Shed, 150 sq.m. Terrace Tv Antenna : Autonomous Tv SAT: Autonomous Closet Cellar Fireplace 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 Cafe **High Schools** Post Offices **Shopping Centers** Municipal Offices













