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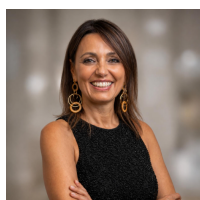
# Apartment for Sell in Roma - Area: Torvergata

📍 Via Franco Lombardi, Roma, 00173 (RM)

230.000€



## Contact info



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# Description

TOR VERGATA – VIA FRANCO LOMBARDI | TWO-ROOM APARTMENT WITH PRIVATE GARDEN, CELLAR, AND COVERED PARKING SPACE

In a residential area of Tor Vergata, precisely on Via Franco Lombardi, we offer for sale a ground-floor apartment with a large private outdoor space, located inside a four-story building built in the early 2000s.

The property represents a particularly attractive solution for those seeking independence, outdoor space, and comfort, without sacrificing the convenience of local amenities and transport links. It is close to all major services, including supermarkets, schools, gyms, and the GRA (ring road) junction and Metro A.

The apartment is in good condition and consists of a living room with direct access to the garden, kitchen, bedroom and bathroom.

A distinctive feature of the property is the private garden, accessible from every room in the house. The garden also features a small outdoor porch, ideal for creating a pleasant relaxation area or for enjoying the outdoors during the warmer months.

The parquet flooring throughout the home, along with the double-glazed PVC windows, contributes to making the rooms welcoming and functional.

The property is completed by:

Cellar and covered parking space. The property does NOT have a building permit, an important and distinctive feature compared to some properties in the area.

An ideal solution for those seeking a first home with a garden, as well as for those seeking an income-generating property in an area with important services, shops, and university campuses.

## STRENGTHS:

- Ground floor
- Private garden
- Access to the garden from all rooms
- Small external porch
- Parquet flooring throughout the house
- Double-glazed PVC windows
- Cellar
- Covered parking space
- Built in the early 2000s
- Not in surface rights

For more information or to schedule a visit, contact us.

# Details

|                                                                                                                  |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Property ID: CBI038-104-301803 |  Surface: 70.00 m²                      |
|  Rooms: 2                       |  Garden: Privato, 150 sqm               |
|  Bathrooms: 1                   |  Energy Class: E EP glnr: 175.85 kwh/m² |
|  Bedrooms: 1                    |                                                                                                                          |

# Property Features

|                                                                                                                       |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Floor: Ground floor                 |  Conservation status: To be cleaned |
|  Current condition: Free upon deed |  Surface: 70.00 m²                |
|  Rooms: 2                          |  Bedrooms: 1                      |
|  Bathrooms: 1                      |  Kitchen: Habitable               |
|  Elevator: 1                       |  Shower: Yes                      |
|  Garden: Private, 150 sqm          |  Parquet : Yes                    |

# 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

Images

