



COLDWELL BANKER
ITALY

Coldwell Banker Gruppo Bodini

Via Orazio, 23 - 00193 Roma

P.IVA e C.F.: 11872901001

Tel.: (+39) 06 84000000

Terraced house for Sell in Rocca di Papa

📍 Via Paolo Borsellino, Roma, RM

290.000€



Contact info



Coldwell Banker Gruppo Bodini

Paola Francesca Carello

Email: paolafrancesca.carello@cbitaly.it

Description

ROCCA DI PAPA “ SEMI-DETACHED TOWNHOUSE IN THE CASTELLI ROMANI REGIONAL PARK

Located in one of the most strategic areas of Rocca di Papa, just off Via delle Barozze, we offer for sale this approximately 153 sq m townhouse, surrounded by the greenery of the Castelli Romani Regional Park while remaining conveniently connected to essential services and major roads.

The property enjoys an excellent location, with Lake Castel Gandolfo approximately 10 minutes away by car, Lake Nemi 15 minutes, Grottaferrata 5 minutes, Marino 10 minutes and Frascati 15 minutes. All main educational facilities are also nearby, ranging from nurseries to high schools, with a wide choice of public, private and bilingual institutions.

Built in 2005, the property has **never been inhabited and is in excellent, like-new condition**. It is arranged over several levels and offers generous, well-organised spaces designed for comfortable family living.

RAISED GROUND FLOOR: entrance from a private garden, living room with fireplace, eat-in kitchen with a spacious terrace and bathroom.

FIRST FLOOR: master bedroom with balcony, two single bedrooms with balconies and bathroom with bathtub.

ATTIC LEVEL: spacious suite with private bathroom and balcony.

LOWER GROUND FLOOR: large living area with fireplace, kitchen, bathroom and direct access to the approximately 18 sq m garage, secured by a reinforced door.

The property features a reinforced entrance door, alarm system, iron shutters, security grilles, double-glazed windows and independent heating with two boilers, allowing the different floors to be managed independently.

Just 200 metres from the property, there are also ample public parking spaces, ideal for guests or additional family vehicles.

No condominium fees.

Details



Property ID: CBI038-1184-301814



Surface: 153.00 m²



Rooms: 3



Garden: Privato, 15 sqm



Bathrooms: 4



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 4

Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 153.00 m²



Rooms: 3



Bedrooms: 4



Bathrooms: 4



Kitchen: Habitable



Balconies: Presente



Shower: Yes



Garage: Single



Garden: Private, 15 sqm



Fireplace: Yes



Terrace: Present

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







