



COLDWELL BANKER
ERETUM RE GROUP

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Villa for Sell in Mentana

📍 via Fonte Lettiga, Roma, 00013 (RM)

415.000€



Contact info



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Description

Mentana – Via Fonte Lettiga, we offer for sale a splendid detached villa with garden and land.

This villa represents a rare solution for those seeking generous spaces, well-appointed interiors, and a warm, welcoming atmosphere. The ground floor opens onto a spacious living room with a fireplace that becomes the focal point of the living area. The custom-built eat-in kitchen features a hidden pantry and a brick wood-burning oven, elements that lend character and functionality to the space. On the same level are the master suite with a walk-in closet and private bathroom, two additional double bedrooms, and a second bathroom, ensuring a comfortable and rational distribution of space.

An elegant mezzanine level opens onto the living room, adding an extra level of livability. This spacious and bright space can be used as a hobby room, a study for smart working, or a children's space. Complete with a bathroom, it blends seamlessly with the rest of the home. The basement level features a completely independent two-room apartment, ideal for guests, family, or a dedicated space for personal needs.

High-quality materials such as the chestnut wood roof with exposed beams, solid wood doors, brick-clad fireplace, terracotta floors in the living area, and parquet floors in the bedrooms give the villa a distinctive character and a warm, refined atmosphere.

The villa, immersed in greenery, is surrounded by a 2,000 m² park, meticulously maintained down to the last detail. This space is perfect for an outdoor kitchen area, a gazebo, a swimming pool, or an outbuilding, further expanding the possibilities for using the outdoor spaces.

The property also includes a 15 m2 cellar, a 90 m2 garage, ideal for those requiring large storage spaces or space for multiple vehicles, and a 6,000 m2 plot of land with trees that further enhances the property.

The combination of quality construction, versatile spaces, and a quiet yet convenient location makes this property a great value for those seeking a modern, welcoming, and move-in-ready detached villa. APE “F”

Details

 Property ID: CBI049-227-940	 Surface: 260.00 m²
 Rooms: 5	 Garden: Privato, 2.000 sqm
 Bathrooms: 4	 Energy Class: F EP glnr: 185.74 kwh/m²
 Bedrooms: 4	

Property Features



Floor: Multi-story



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: 260.00 m²



Rooms: 5



Bedrooms: 4



Bathrooms: 4



Kitchen: **Habitable**



Position: **Peripheral**



Garage: **Quadruple**



Garden: **Private, 2.000 sqm**

Nearby



Cafes / Bars



Shopping Centers

Images









