Coldwell Banker Eretum RE Group
Via Corsica 28 - 00015 Monterotondo
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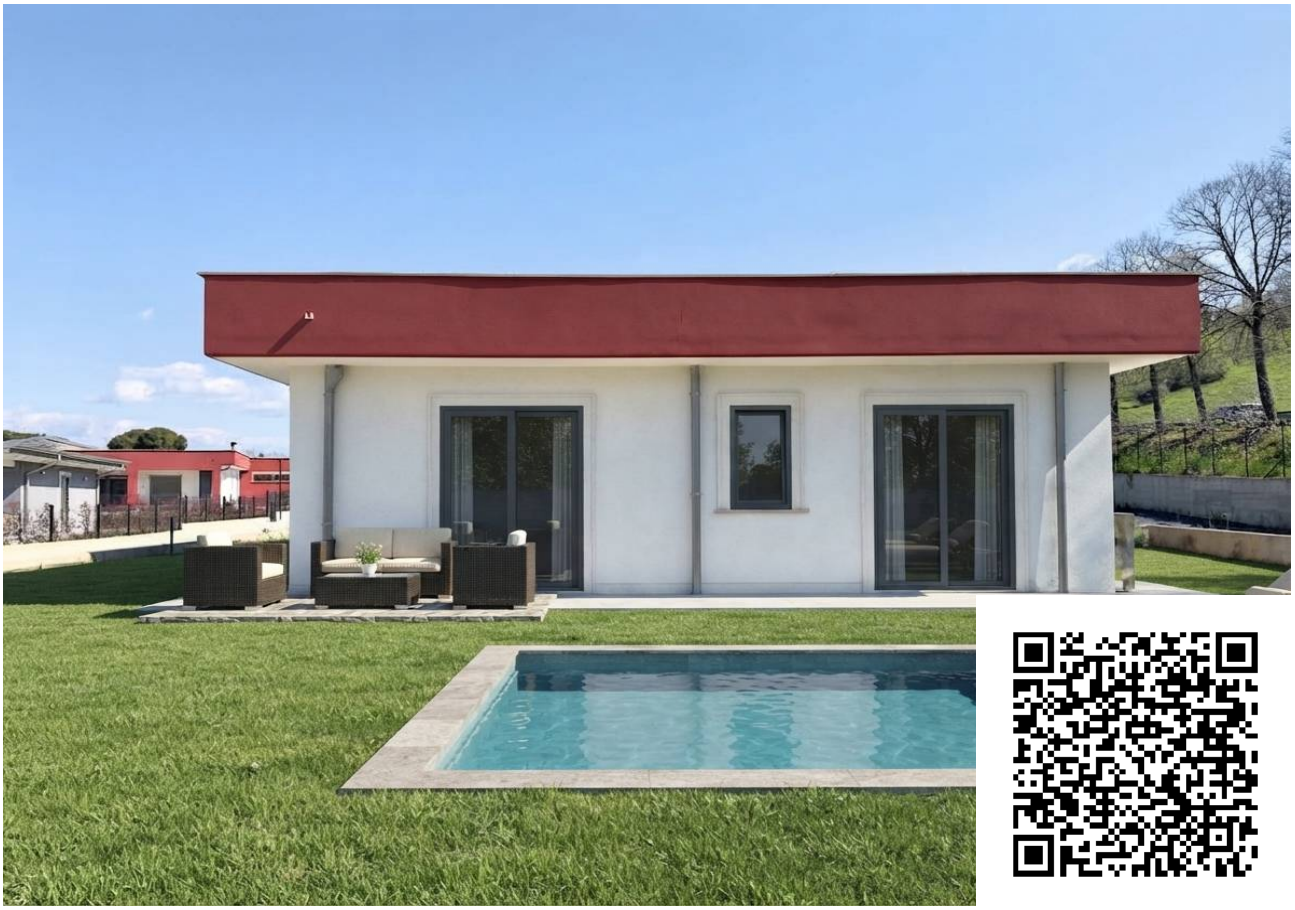
Tel.: (+39) 06 86602293

Villa for Sell in Monterotondo - Area: Monterotondo Paese

VIA DELL'AERONAUTICA, Roma, 00015 (RM)

499.000€



Contact info

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Description

Monterotondo – Villa Orchidea | Your single-level detached villa.
Located within the exclusive “I Fiori della Signorina” residential complex, Villa Orchidea redefines the concept of contemporary living. This splendid 140 sq m single-family home is spread entirely over a single level, offering maximum convenience and perfectly distributed spaces.
You’ll be welcomed into a magnificent reception room with an open-plan eat-in kitchen, designed to blend harmoniously with the outdoors. The living area opens onto a large porch, ready to be transformed into an 80-square-meter panoramic living room: a scenic and versatile space, perfect for living in any season. The sleeping area, designed to ensure complete privacy, features three spacious bedrooms and two bathrooms, including a master suite with ensuite bathroom.
The house is surrounded by a 500 sq m flat garden, the ideal setting for a lush English lawn with a private pool. From a technological standpoint, the villa boasts an Energy Class A3 rating and is equipped with radiant floor heating, a photovoltaic system, and solar thermal energy, for maximum comfort and minimal energy consumption.
The location is private yet strategic: surrounded by greenery in a private setting with pedestrian walkways, it is just a short distance from the Via Salaria, which allows you to reach the center of Rome in just 25 minutes by train, while remaining close to all of Monterotondo’s amenities and motorway connections.
Completing this extraordinary opportunity is the tax advantage of the Sisma Bonus Acquisti, which guarantees a €48,000.00 deduction, making the purchase even more advantageous.
POSSIBILITY OF AN INGROUND POOL

Details

Property ID: CBI049-235-648	Surface: 150.00 m²
Rooms: 4	Garden: Privato, 450 sqm
Bathrooms: 2	Energy Class: A3 EP glnr: 31.48 kwh/m²
Bedrooms: 3	

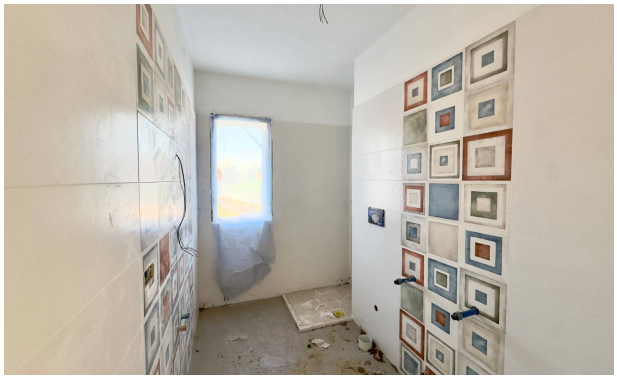
Property Features

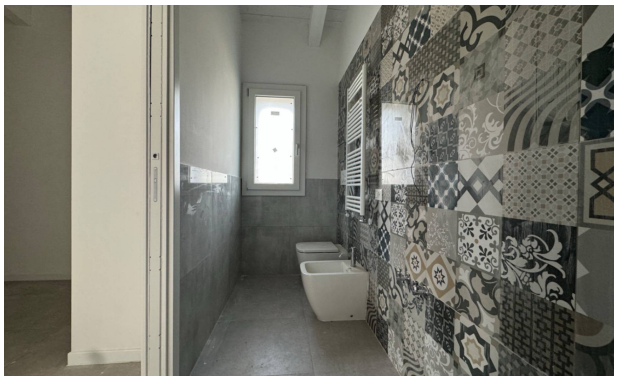
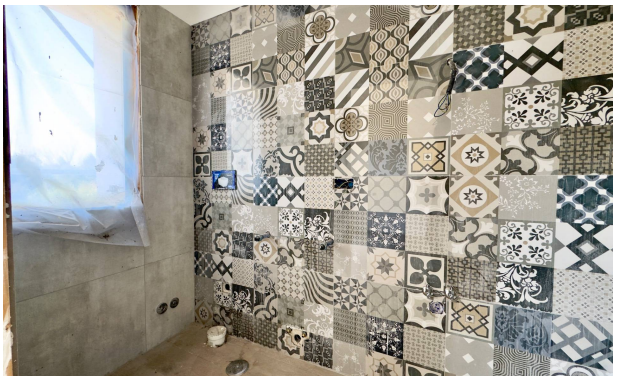
- Floor: Ground floor
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 150.00 m²
- Rooms: 4
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Exposed
- Position: Central
- Parking space: Uncovered
- Garden: Private, 450 sqm

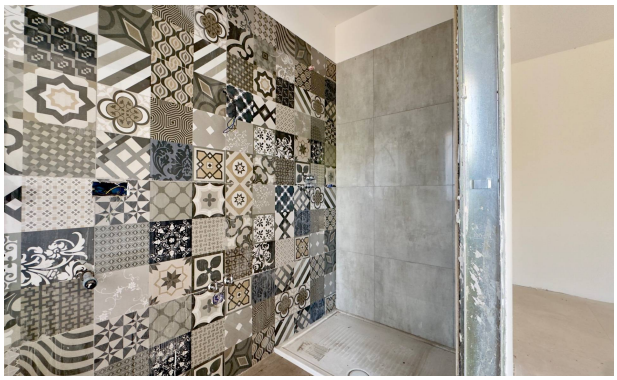
Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images

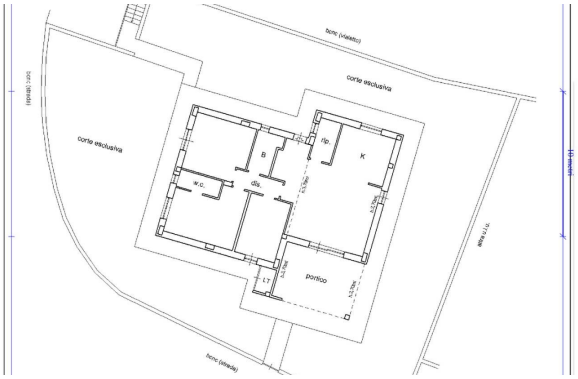




Orchidea

Rosa
Fiordaliso
415.000
415.000
GARAGE 60.000
Orchidea
Pruno
Tulipano
Margherita
Giglio
Giglio
Giglio
499.000
389.000
venduta
SIGNORINA
SISMA BONUS ACQUISTI
DETRAZIONE FISCALE IN 10 ANNI
ATTO ENTRO IL 31.12.26 € 48.000
ATTO ENTRO IL 31.12.27 € 34.500
PLANIMETRIA GENERALE
Rapp. 1:200


corte (vietato)
corte esclusiva
corte esclusiva
B
K
w.c.
portico