



COLDWELL BANKER
ERETUM RE GROUP

Coldwell Banker Eretum RE Group
Via Corsica 28 - 00015 Monterotondo
P.IVA e C.F.: 13561541007
Tel.: (+39) 06 86602293

Apartment for Sell in Roma - Area: Fleming

📍 Via Bartolomeo Gosio, Roma, 00191 (RM)

392.000€



Contact info



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RE Group**

Phone: (+39) 06 86602293
Email: eretumregroup@cbitaly.it

Description

Rome, adjacent to Corso Francia, we offer for sale an exclusive ground floor apartment with a private entrance and a splendid 60 sq m private garden, currently undergoing a radical and refined renovation.

The house boasts independent access directly to the private courtyard and comprises a bright living room with kitchenette, a comfortable double bedroom, a second single bedroom (also ideal as an office or TV room), and a finished bathroom. Of particular interest, given the spacious outdoor space, is the possibility—with the technical support of our architects—of building a veranda to expand the living area and integrate it seamlessly with the garden.

Complete renovation work is currently underway to create a well-designed apartment with elegant, modern finishes and quality materials.

Each space has been carefully designed with high-quality materials and cutting-edge technological solutions to ensure maximum living and aesthetic comfort.

The floors and coverings enhance the spaces thanks to the use of prestigious porcelain stoneware by Rondine (in the elegant Portland, Provence and Essence wood-effect collections) and Saime (Frammenta and Neutra lines), combined with walls finished in neutral tones of white or dove grey.

The interiors are embellished with Zanini's "Sussana" swing doors in white and a practical matching linear skirting board, while security is guaranteed by a class 3 Abitaly New Jersey armored door.

Thermal and acoustic insulation is ensured by Rehau PVC window frames with double glazing.

The bathroom combines design and functionality: it is furnished with floor-standing sanitary ware in resistant GSI ceramic (Pura line), GME mixers and shower group (Sirio line), Geberit Sigma 20 double-button flush plate and a modern prefabricated Vevor shower niche.

Thermal comfort is ensured by the Brandoni Jazz electric aluminum radiator, equipped with digital temperature control.

From a systems perspective, the property offers cutting-edge equipment: Bticino Living Now switches and plates with full-touch controls, a sophisticated lighting design with micro LED tracks, LED strips in the ceiling, and recessed spotlights.

The ideal climate is guaranteed by an air conditioning system with a Clivet multi-split unit using eco-friendly R32 gas, complemented by a forced ventilation system with Vortice axial fans for constant air exchange. APE F.

The property is completed by extraordinary additional comforts: POSSIBILITY TO PURCHASE A GARAGE, CELLAR, PARKING.

Details

 Property ID: CBI049-235-989	 Surface: 70.00 m²
 Rooms: 3	 Garden: Privato, 60 sqm
 Bathrooms: 1	 Energy Class: F EP glnr: 185.45 kwh/m²
 Bedrooms: 2	

Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Free upon deed



Surface: 70.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: Kitchenette



Position: Central



Elevator: 1



Garden: Private, 60 sqm

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





