



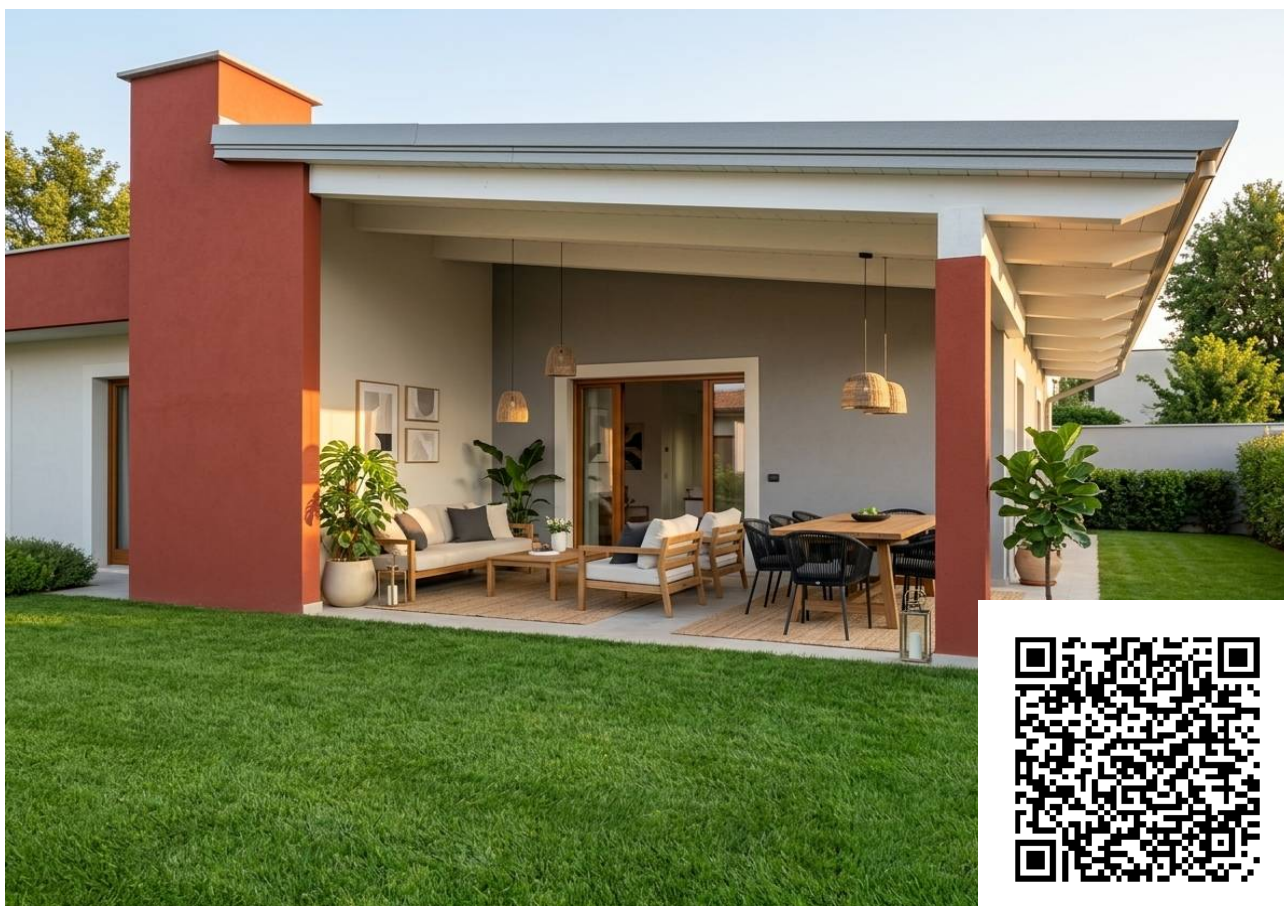
COLDWELL BANKER
ERETUM RE GROUP

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Semi-detached for Sell in Monterotondo - Area: Monterotondo Scalo

📍 via Dell'Aeronautica, Roma, 00015 (RM)

415.000€



Contact info



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Description

Within the exclusive “I Fiori della Signorina” residential complex, nestled in the greenery and tranquility of Monterotondo, Villa Fiordaliso is being presented to the market for the first time.

This refined semi-detached home represents a rare opportunity in the local landscape, being one of only two properties equipped with both a convenient garage and a large and versatile hobby room, totaling 80 m2 (available for purchase separately).

Developed entirely on a single level with a surface area of 130 m2, the house is designed to offer maximum practicality and a contemporary lifestyle.

The living area is dominated by a magnificent, bright living room with an open-plan kitchen of approximately 50 square meters, designed to connect seamlessly with the outdoors. From here, you access a scenic portico, a further 20 square meters of space already designed to be transformed into an elegant veranda for year-round enjoyment.

The sleeping area, designed for maximum privacy, includes three spacious bedrooms and two bathrooms, including a refined master suite with private bathroom.

Outside, the villa is surrounded by a completely flat garden raised above street level.

Included in the price are 2 parking spaces adjacent to the villa.

From a technological and energy efficiency standpoint, the property boasts an Energy Class A3: thanks to radiant floor heating, a 3 kW photovoltaic system, and solar thermal energy, which, together with the insulation of the perimeter walls, ensure maximum living comfort and minimal energy consumption.

The location combines the charm of a secluded setting with convenient transportation: surrounded by greenery with private pedestrian paths, the property is just a short distance from the Via Salaria, allowing you to reach the center of Rome in just 25 minutes by train while remaining close to all essential services.

Finally, making the purchase even more advantageous is the Sisma Purchase Bonus, which guarantees the buyer a significant tax deduction of €48,000 over 10 years (valid for purchases made by December 31, 2026).

Details



Property ID: CBI049-235-995



Surface: 130.00 m²



Rooms: 4



Garden: Privato, 200 sqm



Bathrooms: 2



Energy Class: A3 EP glnr: 31.48 kwh/m²



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Under construction



Surface: 130.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 2



Kitchen: Exposed



Position: Central



Balconies: Presente



Parking space: Uncovered



Garden: Private, 200 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



