Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
P.IVA e C.F.: 17290641004
Tel.: 0686665271

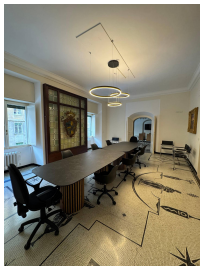
Townhouse for Sell in Roma

Via Padre Giuseppe Petrilli, Roma, 00132 (RM)

220.000€



Contact info



Coldwell Banker 24RE

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Description

PONTE DI NONA – Via Padre Giuseppe Petrilli | Terraced House with Gardens and Garage – Surface Right
We offer for sale in the Ponte di Nona area, and more precisely in Via Padre Giuseppe Petrilli, a **terraced villa in excellent condition**, built in 2012, arranged over **three levels** and featuring **two opposing gardens**, ideal for fully enjoying the outdoor spaces.
Upon entering, you are welcomed by the first garden of approximately **72 sqm**, enhanced by a pleasant porch that leads to the entrance of the house, laid out as follows:
Ground Floor – living room, windowed bathroom with shower, eat-in kitchen with direct access to the second garden of approximately **70 sqm**;
First Floor – via the internal staircase you reach the sleeping area, which includes a single bedroom with balcony, a double bedroom with small terrace, and the second windowed bathroom with bathtub;
Basement Level (S/1) – also internally connected, it features a large space suitable as a hobby room, tavern-style room or cellar, with direct access to the **22 sqm private garage**.
The property is delivered complete with **awnings, security grilles, mosquito screens and air-conditioning units**, making it immediately habitable and ready for occupancy.
The villa benefits from a **dual south-east/west exposure**, ensuring excellent natural light and ventilation throughout the day. Its strategic location, in the immediate vicinity of Via Raoul Chiodelli, allows easy access to main services, schools, shops and major transport routes, making it an ideal solution for families.
Please note that the property is offered for sale under a **surface right (diritto di superficie)**.
Coldwell Banker's history is one of success and leadership. The Coldwell Banker brand has expanded to become one of the most recognized and reliable names in the international real estate market. Founded in 1906 with a commitment to professional ethics and customer service, these values remain at the core of our business philosophy today. Coldwell Banker stands out for offering comprehensive real estate services for both residential and commercial properties. Our marketing tools, the excellence of our training systems and advanced online resources are among the key factors behind our success.
THE INFORMATION AND FLOOR PLANS PROVIDED ARE PURELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details

Property ID: CBI161-2586-166	Surface: 109.00 m²
Rooms: 4	Garden: Privato, 140 sqm
Bathrooms: 2	Energy Class: D
Bedrooms: 3	

Property Features

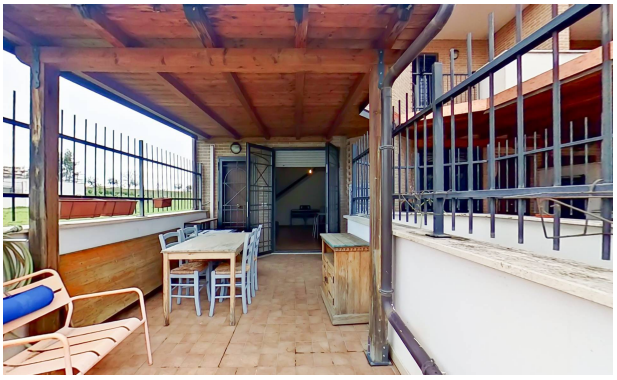
- Floor: On two levels
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 109.00 m²
- Rooms: 4
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Habitable
- Position: Semi-central
- Balconies: Presente
- Shower: Yes
- Garage: Single
- Garden: Private, 140 sqm
- Terrace: Present

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









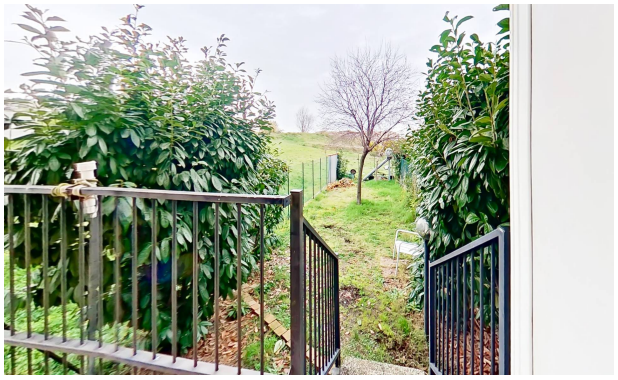








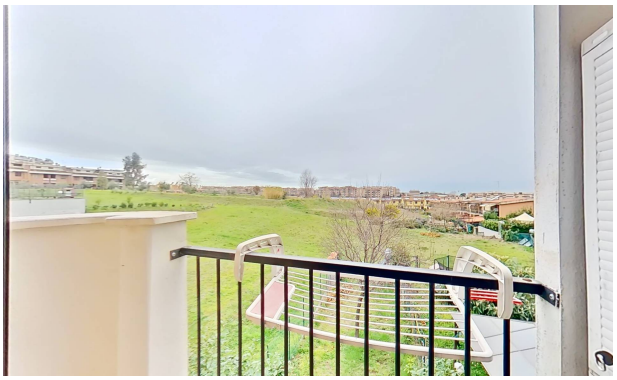
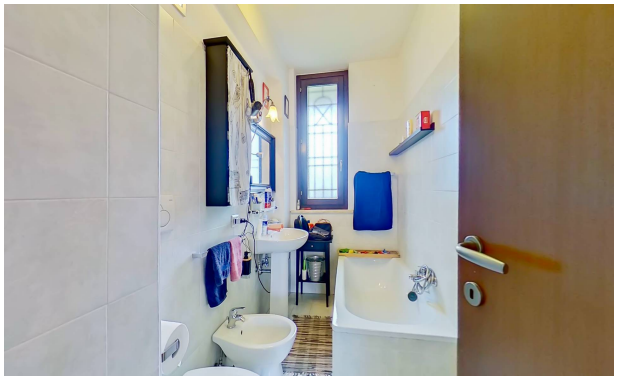






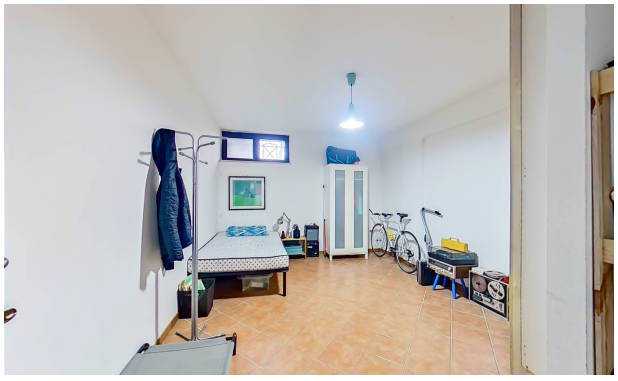


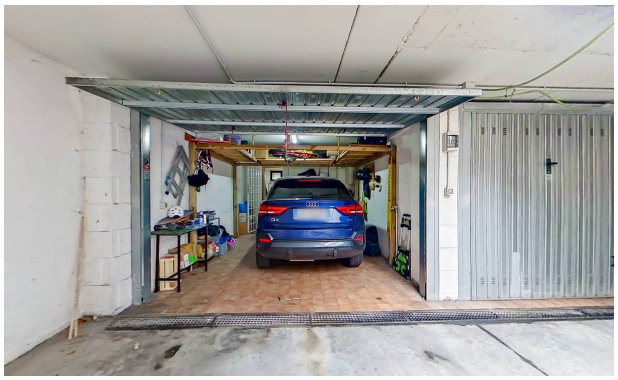


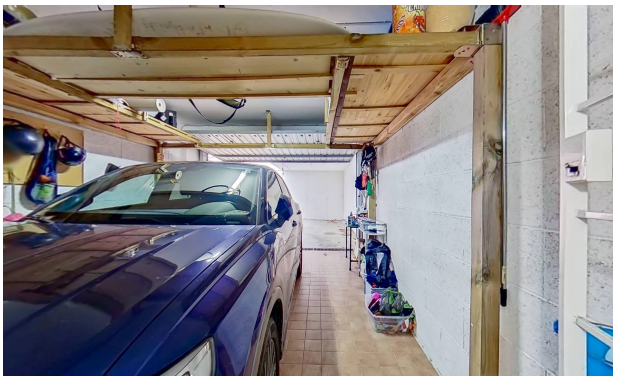










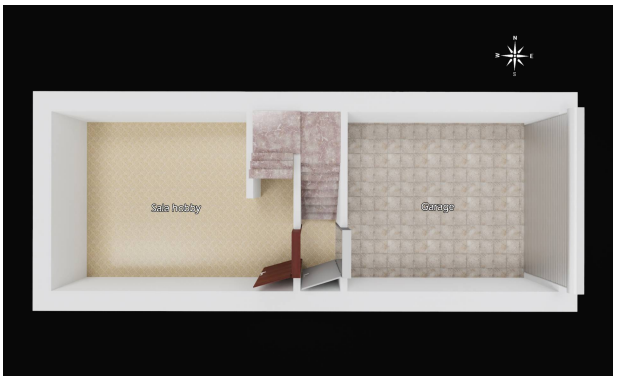



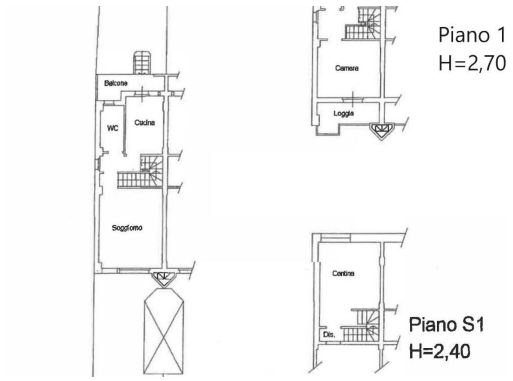


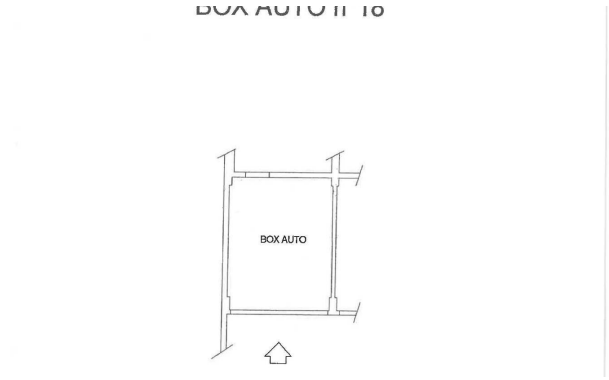



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Sala hobby
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Soggiorno
Camera
Loggia
Cantina
Dis.
Piano 1
H=2,70
Piano S1
H=2,40


BOX AUTO