



COLDWELL BANKER

24RE

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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



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Phone: 0686665271

Email: 24reroma@cbitaly.it

# 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)**.

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**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







