



COLDWELL BANKER

24RE

Coldwell Banker 24RE

Via Costantino Morin, 34 - 00192 Roma

P.IVA e C.F.: 17290641004

Tel.: 0686665271

Apartment for Sell in Roma - Area: San Lorenzo

📍 Via Degli Etruschi, Roma, RM

299.000€



Contact info



Coldwell Banker 24RE

**Federico
QUATTROCCHI**

Phone: 3450613105

Mobile: 3450613105

Email: federico.quattrocchi@cbitaly.it

Description

San Lorenzo “ Via degli Etruschi

In the authentic heart of San Lorenzo, just a few steps from Sapienza University of Rome, we offer for sale an apartment that combines functionality, comfort, and a simply strategic location.

Located on Via degli Etruschi, one of the most sought-after streets in the neighborhood, the area is central and lively, well-connected, and surrounded by services, bars, restaurants, and cultural spaces that make this one of the most beloved areas of the capital.

The entrance leads to a bright, spacious living room with an open-plan kitchen, a modern and welcoming space designed for everyday living with ease. The living area is airy, well laid out, and perfect both for daily relaxation and for sharing moments with friends and family.

A convenient hallway thoughtfully separates the sleeping area, which consists of two well-proportioned bedrooms, versatile and easy to furnish, and a functional bathroom. The rooms are harmonious and practical, suitable for a young couple, a family, or anyone looking to invest in a property ready to generate rental income.

PVC double-glazed windows ensure excellent thermal and acoustic insulation, providing comfort and peace even amidst the vibrant energy of the neighborhood.

San Lorenzo is a dynamic, evolving, and highly sought-after area, with constant housing demand thanks to its proximity to the university and key transport links. This property is therefore an ideal choice both as a main residence and as a high-yield investment.

The story of Coldwell Banker is one of success and leadership. The Coldwell Banker brand has grown to become one of the most well-known and trusted names in the international real estate market. Founded in 1906 on a commitment to professional ethics and client 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 system, and advanced online resources are just some of the factors that define our success.

THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR INDICATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details

 Property ID: CBI177-2196-9816	 Surface: 85.00 m²
 Rooms: 3	 Bathrooms: 1
 Energy Class: F	 Bedrooms: 2

Property Features



Floor: 1



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: 85.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: **Exposed**



Position: **Central**

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





