



COLDWELL BANKER
ITALY

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

Apartment for Sell in Roma - Area: Tiburtino

📍 Via Antonio Baldissera, Roma, 00159 (RM)

169.000€



Contact info



Coldwell Banker 24RE

Luisa Sabina Porru

Phone: +393478131359
Email: sabina.porru@cbitaly.it

Description

Via Antonio Baldissera, RomeIn Via Antonio Baldissera, in the heart of **Casal Bertone**, we offer for sale a **51 sq m cadastral apartment**, located on the **3rd cadastral floor (equivalent to the 2nd raised floor)** of a building with an elevator.

The property is **in need of renovation and offers excellent potential for customization**. It comprises an open-plan **entrance, living area and kitchenette**, a practical storage room currently used as a laundry area, a **bedroom with balcony**, and a **windowed bathroom with a mezzanine**.

The apartment benefits from **dual exposure**, ensuring a quiet atmosphere and good natural ventilation. It also features **independent heating, double-glazed windows and a reinforced security door**. The building is equipped for **FTTH fiber-optic connectivity**, while electricity, gas and TARI utilities are currently active.

One of the property's main strengths is its **strategic and well-connected location**. It is situated close to **Roma Tiburtina railway station, Sapienza University and the city's main road connections**. The area is served by **ATAC bus routes 545 and 409**, providing connections to Metro B, Metro C, Roma Tiburtina railway station, Piazzale del Verano and Via Prenestina, as well as tram connections towards Porta Maggiore and Roma Termini railway station.

The neighborhood offers a wide range of everyday amenities, including **shops, supermarkets, a local market, shopping center, restaurants, schools and green spaces**, providing all essential services within easy reach.

The property also includes **co-ownership of a condominium apartment currently rented out**, with the rental income contributing towards reducing the building's management expenses. The condominium fee is approximately **€70 per quarter, including water consumption**.

An interesting opportunity for those looking for a **property to renovate and customize in a strategic location in Rome**, suitable both as a primary residence and as an investment.

Please note that some of the images featured in the listing are **computer-generated renderings provided for illustrative purposes only**, intended to show a possible aesthetic and functional interpretation of the spaces following potential renovation and/or furnishing works.

Coldwell BankerThe history of **Coldwell Banker** is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and trusted names in the international real estate market.

Founded in 1906 with a strong commitment to professional ethics and customer service, these values remain at the heart of our business philosophy today.

Coldwell Banker stands out for providing **360° real estate services**, covering both residential and commercial properties. Our marketing tools, excellence in training, and advanced online resources are among the key factors behind our success.

THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR GUIDANCE ONLY AND DO NOT CONSTITUTE CONTRACTUAL TERMS.

Some media may have been generated and/or modified using artificial intelligence.

Details



Property ID: CBI177-2556-9868



Surface: 51.00 m²



Rooms: 2



Bathrooms: 1



Energy Class: F



Bedrooms: 1

Property Features



Floor: 2



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 51.00 m²



Rooms: 2



Bedrooms: 1



Bathrooms: 1



Kitchen: Kitchenette



Position: Semi-central



Elevator: 1



Balconies: Presente



Shower: Yes



Parquet : Yes

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





