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

Semi-detached for Sell in Palombara Sabina

Via Borea, Roma, 00018 (RM)

175.000€

Contact info

Coldwell Banker 24RE

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Description

Coldwell Banker exclusively offers for sale â€“ Marzolanella / Via Borea â€“ in a quiet and well-served residential area, thanks to its proximity to the railway station, a portion of a semi-detached property with brick fa?§ade, available immediately, located on the ground floor of a 1970 building and arranged on a single level.
The property is in fair condition, with a total surface area of 123 sqm, and benefits from good natural light thanks to large windows in every room.
Upon entering, you access a spacious living room with a fireplace and direct access to the outdoor courtyard; the kitchen is comfortably habitable. The sleeping area consists of two double bedrooms, a large bathroom with both bathtub and shower, and a storage room.
A particularly attractive feature of this property is the exclusive outdoor area of approximately 1,500 sqm, mostly laid out as a well-maintained garden with fruit trees; the remaining part is paved and includes a tool shed and a porch.
The property is completed by a rooftop terrace (flat roof) of ????? 137 sqm with independent access.
This home is ideal for a family seeking a comfortable living space, surrounded by greenery and total privacy, yet conveniently located for accessing services and main transport links to and from Rome.
Coldwell Banker's history is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and reliable names in the international real estate market. Founded in 1906 on a commitment to professional ethics and customer service, these values still form the core of our business philosophy today. Coldwell Banker stands out for offering comprehensive real estate services, covering both residential and commercial properties. Our marketing tools, excellence in training systems, and advanced online resources are among the key factors behind our success.
THESE DETAILS AND FLOOR PLANS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details

Property ID: CBI177-3104-9840

Surface: 123.00 m²

Rooms: 5

Garden: Privato, 1.500 sqm

Bathrooms: 1

Energy Class: G EP glnr: 178.00 kwh/m²

Bedrooms: 2

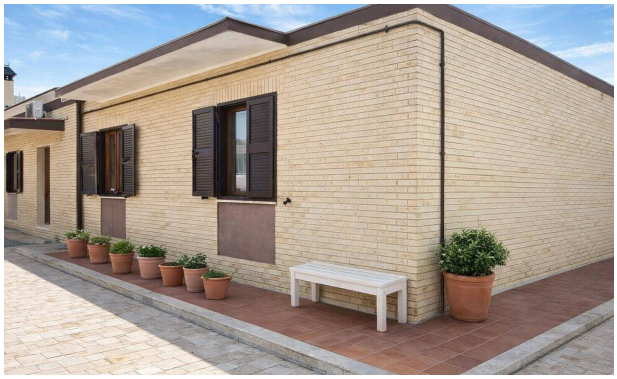
Property Features

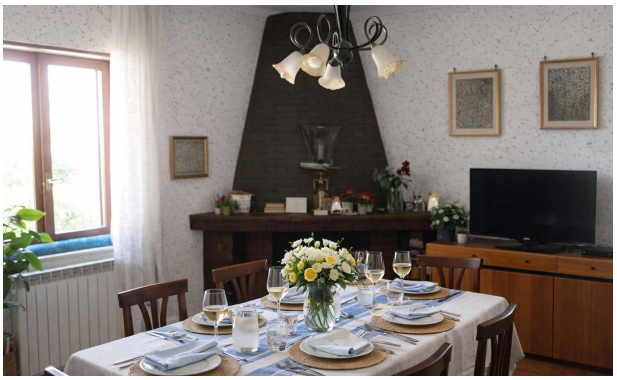
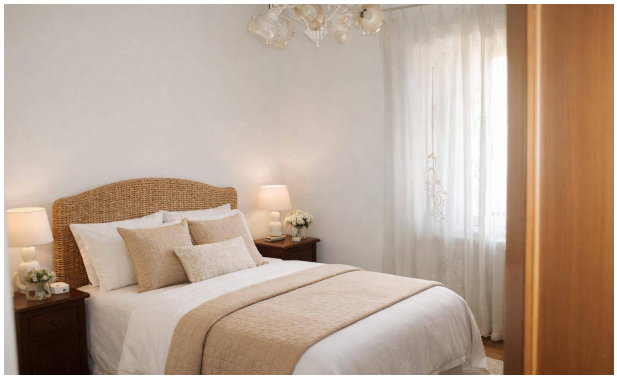
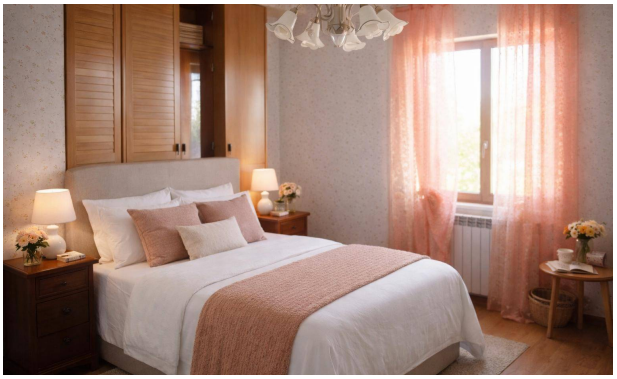
- Floor: Ground floor
- Conservation status: Discrete
- Current condition: Free upon deed
- Surface: 123.00 m²
- Rooms: 5
- Bedrooms: 2
- Bathrooms: 1
- Kitchen: Habitable
- Position: Residential area
- Shower: Yes
- Parking space: Uncovered
- Garden: Private, 1.500 sqm
- Fireplace: Yes

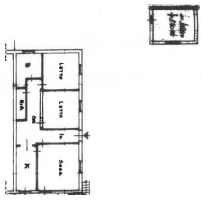
Nearby

- 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

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