Coldwell Banker Gruppo Bodini
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Three-family villa for Sell in Ardea - Area: Nuova Florida

Via Lecce, Roma, 00040 (RM)

290.000€

Contact info

Coldwell Banker Gruppo Bodini

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Description

In the heart of Nuova Florida, one of the main residential and commercial areas of the municipality of Ardea, and specifically on Via Lecce, we offer for sale a three-family villa with a private entrance, arranged on several levels, of approximately 282 square meters.

The property comprises: the ground floor living area comprises a large living room with a separate kitchen and a bathroom with a shower and window; the upper floor features three bright double bedrooms, all with balconies, and a bathroom with a window and bathtub.
On the top floor, in the attic, there is access to a double bedroom that enjoys light throughout the day and has a balcony.
In the basement, accessible from both inside and outside the house, we find a living room with kitchenette, a double bedroom, a closet and a bathroom.

The property includes a well-kept garden, partly paved, and two internal parking spaces.

The property features independent heating, hot/cold air conditioning in all rooms, a photovoltaic system, burglar-proof gates, double-glazed windows, mosquito nets, a security door, security cameras, and an alarm system.

Why buy this property?

A prime location for commuting; the property lends itself to two separate living arrangements with independent entrances, ideal for creating two separate family homes (parents and children) or as an investment property for rental or resale; the exposure ensures natural light throughout the day; good state of repair; the area is decidedly pleasant, isolated from the urban context and very quiet.

The neighborhood is home to local shops, bars, supermarkets, pharmacies, a post office, a church, and sports fields; the sea is just minutes away.
The description in this announcement is purely indicative and therefore does not constitute a contractual obligation.

Details

Property ID: CBI038-525-301750	Surface: 282.00 m²
Rooms: 8	Bathrooms: 3
Energy Class: G EP glnr: 175.00 kwh/m²	Bedrooms: 5

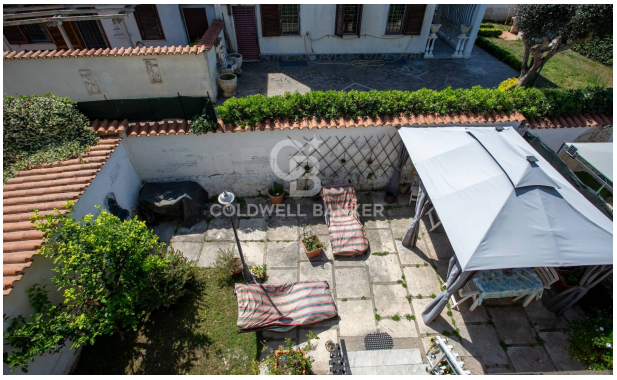
Property Features

- Floor: Multi-story
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 282.00 m²
- Rooms: 8
- Bedrooms: 5
- Bathrooms: 3
- Kitchen: Habitable
- Balconies: Presente
- Garage: Single
- Garden: Private,
- Fireplace: Yes
- Terrace: Present

Nearby

- Gyms
- Beauty centres
- Soccer fields
- Sport centres
- Tennis courts
- Cycle paths
- Playgrounds
- Rail station
- Public transports
- Nursery school
- Primary schools
- Secondary schools
- High school
- Bar
- Post offices
- Shopping centres
- Municipal office

Images



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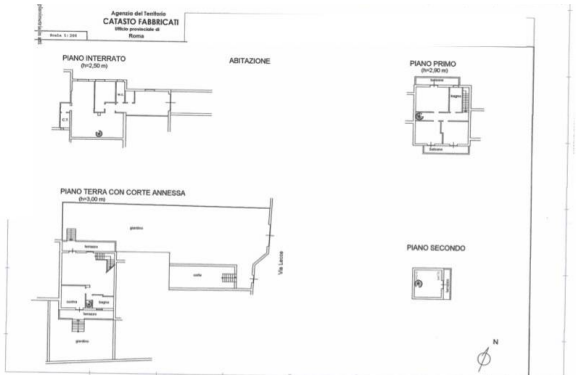
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