Coldwell Banker Eretum RE Group
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Villa for Sell in Mentana

via Fonte Lettiga, Roma, 00013 (RM)

415.000€

Contact info

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Description

Mentana – Via Fonte Lettiga, we offer for sale a splendid detached villa with garden and land.
This villa represents a rare solution for those seeking generous spaces, well-appointed interiors, and a warm, welcoming atmosphere. The ground floor opens onto a spacious living room with a fireplace that becomes the focal point of the living area. The custom-built eat-in kitchen features a hidden pantry and a brick wood-burning oven, elements that lend character and functionality to the space. On the same level are the master suite with a walk-in closet and private bathroom, two additional double bedrooms, and a second bathroom, ensuring a comfortable and rational distribution of space.
An elegant mezzanine level opens onto the living room, adding an extra level of livability. This spacious and bright space can be used as a hobby room, a study for smart working, or a children's space. Complete with a bathroom, it blends seamlessly with the rest of the home. The basement level features a completely independent two-room apartment, ideal for guests, family, or a dedicated space for personal needs.
High-quality materials such as the chestnut wood roof with exposed beams, solid wood doors, brick-clad fireplace, terracotta floors in the living area, and parquet floors in the bedrooms give the villa a distinctive character and a warm, refined atmosphere.
The villa, immersed in greenery, is surrounded by a 2,000 m² park, meticulously maintained down to the last detail. This space is perfect for an outdoor kitchen area, a gazebo, a swimming pool, or an outbuilding, further expanding the possibilities for using the outdoor spaces.
The property also includes a 15 m2 cellar, a 90 m2 garage, ideal for those requiring large storage spaces or space for multiple vehicles, and a 6,000 m2 plot of land with trees that further enhances the property.
The combination of quality construction, versatile spaces, and a quiet yet convenient location makes this property a great value for those seeking a modern, welcoming, and move-in-ready detached villa. APE "F"

Details

Property ID: CBI049-227-940	Surface: 260.00 m²
Rooms: 5	Garden: Privato, 2.000 sqm
Bathrooms: 4	Energy Class: F EP glnr: 185.74 kwh/m²
Bedrooms: 4	

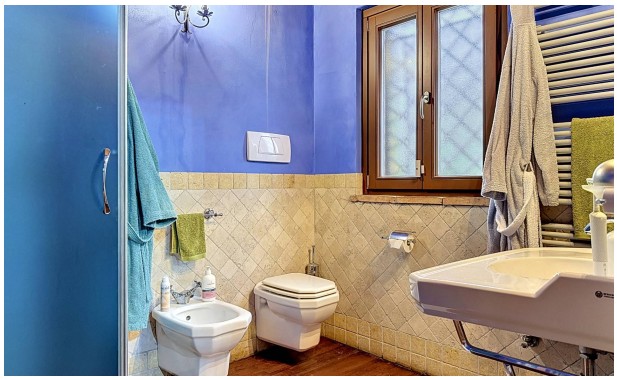
Property Features

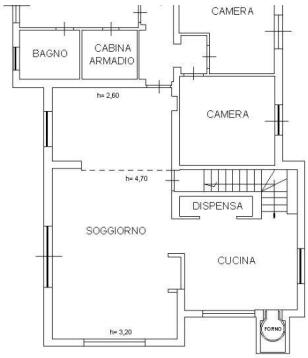
- Floor: Multi-story
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 260.00 m²
- Rooms: 5
- Bedrooms: 4
- Bathrooms: 4
- Kitchen: Habitable
- Position: Peripheral
- Garage: Quadruple
- Garden: Private, 2.000 sqm

Nearby

- Cafes / Bars
- Shopping Centers

Images

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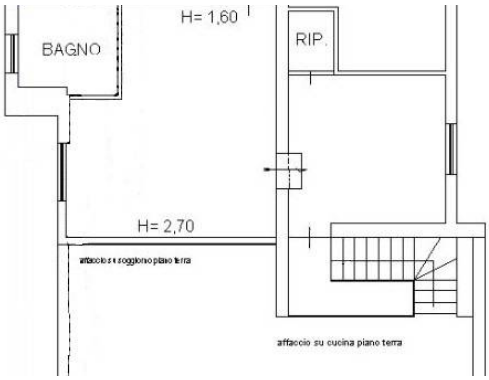
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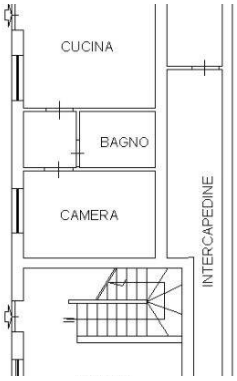
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