



COLDWELL BANKER
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Villa for Sell in Guidonia Montecelio - Area: Guidonia

📍 Via Colonnello Salvatore Assenso, Roma, 00012 (RM)

379.000€



Contact info



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Description

Guidonia Montecelio – Via Col. Salvatore Assenso, we offer for sale a detached villa ready for delivery with 200 square meters of outdoor space.

The ground floor of the villa comprises a large and bright living room, an eat-in kitchen, and a bathroom, as well as a porch ideal for al fresco dining. The outdoor space surrounds the entire property, alternating paved and landscaped areas. The upper floor, also featuring comfortable rooms with exposed wooden ceilings, includes two double bedrooms, a third bedroom, a bathroom, and wraparound balconies that enhance the living space. The basement comprises a hobby room with kitchenette, a bedroom, and a third bathroom. A 32 sq m garage completes the property.

The A1-rated property features under-ceiling heating and cooling via heat pumps and a 1.5 kW photovoltaic system. The finishes are high-quality, with quality materials and energy-saving technologies, including insulation of the reinforced concrete structures and perimeter walls.

The central location, just steps from Via Roma and the station, ensures convenience and easy transportation. APE “A1” (energy efficiency class).

Details

 Property ID: CBI049-227-972	 Surface: 150.00 m²
 Rooms: 4	 Bathrooms: 3
 Energy Class: A1 EP glNr: 114.25 kwh/m²	 Bedrooms: 3

Property Features

 Floor: Multi-story	 Conservation status: Excellent
 Surface: 150.00 m²	 Rooms: 4
 Bedrooms: 3	 Bathrooms: 3
 Kitchen: Habitable	 Position: Central
 Balconies: Presente	 Garage: Double
 Garden: Private,	 Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images







