



COLDWELL BANKER
ERETUM RE GROUP

Coldwell Banker Eretum RE Group
Via Corsica 28 - 00015 Monterotondo
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Villa for Sell in Monterotondo - Area: Monterotondo Paese

📍 VIA DELL'AERONAUTICA, Roma, 00015 (RM)

499.000€



Contact info



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Description

Monterotondo – Villa Orchidea | Your single-level detached villa.

Located within the exclusive “I Fiori della Signorina” residential complex, Villa Orchidea redefines the concept of contemporary living. This splendid 140 sq m single-family home is spread entirely over a single level, offering maximum convenience and perfectly distributed spaces.

You'll be welcomed into a magnificent reception room with an open-plan eat-in kitchen, designed to blend harmoniously with the outdoors. The living area opens onto a large porch, ready to be transformed into an 80-square-meter panoramic living room: a scenic and versatile space, perfect for living in any season. The sleeping area, designed to ensure complete privacy, features three spacious bedrooms and two bathrooms, including a master suite with ensuite bathroom. The house is surrounded by a 500 sq m flat garden, the ideal setting for a lush English lawn with a private pool. From a technological standpoint, the villa boasts an Energy Class A3 rating and is equipped with radiant floor heating, a photovoltaic system, and solar thermal energy, for maximum comfort and minimal energy consumption.

The location is private yet strategic: surrounded by greenery in a private setting with pedestrian walkways, it is just a short distance from the Via Salaria, which allows you to reach the center of Rome in just 25 minutes by train, while remaining close to all of Monterotondo's amenities and motorway connections.

Completing this extraordinary opportunity is the tax advantage of the Sisma Bonus Acquisti, which guarantees a €48,000.00 deduction, making the purchase even more advantageous.

POSSIBILITY OF AN INGROUND POOL

Details



Property ID: CBI049-235-648



Surface: 150.00 m²



Rooms: 4



Garden: Privato, 450 sqm



Bathrooms: 2



Energy Class: A3 EP glnr: 31.48 kwh/m²



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 150.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 2



Kitchen: Exposed



Position: Central



Parking space: Uncovered



Garden: Private, 450 sqm

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





