Coldwell Banker Eretum RE Group
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Villino for Sell in Monterotondo - Area: Monterotondo Scalo

via Dell'Aeronautica, Roma, 00015 (RM)

475.000€

Contact info

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Description

Within the exclusive “I Fiori della Signorina” residential complex, nestled in the greenery and tranquility of Monterotondo, Villa ROSA is being presented to the market for the first time.
This refined semi-detached home represents a rare opportunity in the local landscape, being one of only two properties with both a convenient garage and a large and versatile 80 m2 hobby room, both included in the price.
Developed entirely on a single level with a surface area of 130 m2, the house is designed to offer maximum practicality and a contemporary lifestyle.
The living area is dominated by a magnificent, bright living room with an open-plan kitchen of approximately 50 square meters, designed to connect seamlessly with the outdoors. From here, you access a scenic portico, a further 20 square meters of space already designed to be transformed into an elegant veranda for year-round enjoyment.
The sleeping area, designed for maximum privacy, includes three spacious bedrooms and two bathrooms, including a refined master suite with private bathroom.
Outside, the villa is surrounded by a completely flat garden raised above street level.
Included in the price are 2 parking spaces adjacent to the villa.
From a technological and energy efficiency standpoint, the property boasts an Energy Class A3: thanks to radiant floor heating, a 3 kW photovoltaic system, and solar thermal energy, which, together with the insulation of the perimeter walls, ensure maximum living comfort and minimal energy consumption.
The location combines the charm of a secluded setting with convenient transportation: surrounded by greenery with private pedestrian paths, the property is just a short distance from the Via Salaria, allowing you to reach the center of Rome in just 25 minutes by train while remaining close to all essential services.
Finally, making the purchase even more advantageous is the Sisma Purchase Bonus, which guarantees the buyer a significant tax deduction of €48,000 over 10 years (valid for purchases made by December 31, 2026).

Details

Property ID: CBI049-235-996

Surface: 130.00 m²

Rooms: 4

Garden: Privato, 200 sqm

Bathrooms: 2

Energy Class: A3 EP glnr: 31.48 kwh/m²

Bedrooms: 3

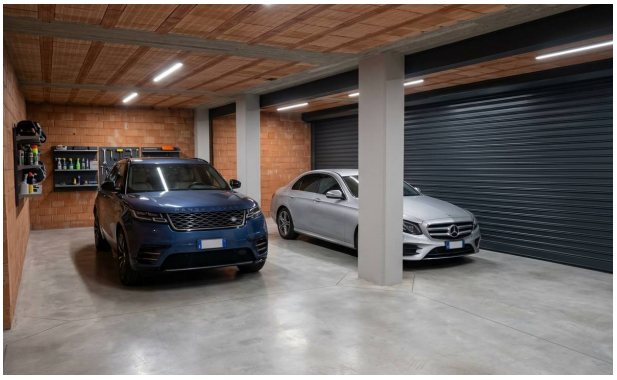
Property Features

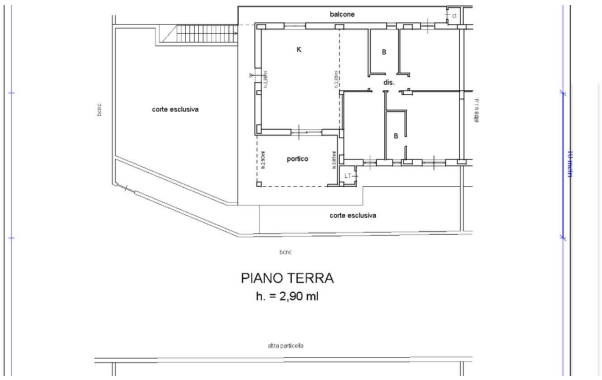
- Floor: Ground floor
- Conservation status: Excellent
- Current condition: Under construction
- Surface: 130.00 m²
- Rooms: 4
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Exposed
- Position: Residential area
- Balconies: Presente
- Parking space: Uncovered
- Garden: Private, 200 sqm

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





PIANO TERRA
h. = 2,90 ml

PIANO INTERRATO
h. = 2,50 ml

Piano Terra