



COLDWELL BANKER

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INTERNATIONAL REAL ESTATE

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# Villa for Sell in Roma - Area: Torvergata

📍 Via Del Casale Paoloni, Roma, 00133 (RM)

530.000€



## Contact info



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# Description

On Via del Casale Paoloni, in the residential heart of Torre Gaia, we offer for sale a detached, two-story villa surrounded by a large private garden of approximately 300 square meters, ideal for those seeking a quiet and private setting. The property, approximately 190 square meters in size, features bright, well-designed rooms finished with quality materials. The house maintains a classic and elegant style, with rich marble floors in the living area, decorative details, and spaces that enhance the villa's elegant character.

The main entrance leads to a small, intimate sitting room, which leads to the large reception room, the true heart of the home. Adjacent to the living room is an additional living area, flooded with light by a large glass wall, perfect as a study or relaxation area, and connected to the large eat-in kitchen. The spacious and well-organized kitchen also has a second direct access to the garden, making the outdoor spaces easily accessible and seamlessly connected to the living area. A convenient bathroom completes this floor.

From the living room, an elegant marble staircase leads to the upper level, dedicated to the sleeping quarters, where parquet flooring lends a warm and welcoming atmosphere. Here, we find four generously sized bedrooms, two large bathrooms, and a balcony overlooking the surrounding greenery. The master bedroom features an en suite bathroom and a large walk-in closet.

The villa also features security gates, an external video surveillance system, and an internal alarm system. The upper floor has been insulated for enhanced living comfort, while the exterior features an irrigation system and a well for collecting rainwater for gardening.

The large and private outdoor spaces make the property particularly pleasant to live in all year round.

The property includes a garage of approximately 18 m<sup>2</sup>, accessed via an electric gate, and a cellar.

A perfect solution for those seeking a spacious, detached home with the charm of a traditional home and the tranquility of one of Torre Gaia's most sought-after residential areas, just a short distance from the main services, shops, schools, and transportation links of the Torre Gaia and Tor Vergata area.

# Details



Property ID: CBI100-653-290854



Surface: 219.00 m<sup>2</sup>



Rooms: 8



Bathrooms: 3



Energy Class: G EP glnr: 175.00 kwh/m<sup>2</sup>



Bedrooms: 4

# Property Features



Floor: On two levels



Conservation status: Good



Current condition: Free upon deed



Surface: 219.00 m<sup>2</sup>



Rooms: 8



Bedrooms: 4



Bathrooms: 3



Kitchen: Habitable



Position: Semi-central



Balconies: Presente



Garage: Single



Garden: Private,



Fireplace: Yes



Parquet : Yes

# 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













