Coldwell Banker Krea Case
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Villa for Sell in Ciampino - Area: Mura dei Francesi

Via Leonardo Sciascia, Roma, 00043 (RM)

349.000€

Contact info

Coldwell Banker Krea Case

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Description

CIAMPINO Mura dei Francesi and precisely Via Sciascia, Coldwell Banker Krea Case is pleased to offer for sale a terraced house located in the “Residence Vigna del Sole” residential center featuring a large condominium park of approximately 3,000 square meters for the exclusive use of residents. This small oasis, so composed and organized, is ideal for moments of relaxation and sports, guaranteeing maximum privacy and confidentiality, unique in the residential contexts of the town.
The property features spacious, non-attic rooms that ensure comfortable living.
The ground floor opens onto an entrance hall and a double living room with a wall-mounted fireplace. It features a separate kitchen and is connected to the outside areas via a semicircular habitable terrace. The floor also boasts two gardens, one at the entrance and the other, more private and spacious, adjacent to the large communal park with direct access. The first floor, which is not a loft and is used for residential purposes, features a master bedroom with a walk-in closet and en-suite bathroom, two single bedrooms, a second bathroom, and two terraced balconies overlooking the gardens. The spacious and bright hobby room boasts a fireplace area, an open-plan kitchen with handcrafted wooden doors, and a bathroom with a walk-in shower. It also features a convenient storage room and a laundry area. The property also includes two private outdoor parking spaces covered by wooden canopies.
The interior furnishings and fittings are of the highest quality, including porcelain stoneware, marble finishes for the staircase connecting the floors, double-glazed aluminum window frames, burglar-proof shutters, mosquito nets, a category-four security door, parquet flooring in the bedrooms, air conditioning in all bedrooms and the living room, a built-in kitchen in the hobby room with new appliances, and an independent condensing boiler. Furthermore, the property has recently been partially renovated, particularly the roof, which was ventilated during the renovation.
The area is truly strategic for those who need to travel by car, as it is within easy reach of the Grande Raccordo Anulare (GRA) ring road thanks to its proximity to the Via dei Laghi and the Consolare Appia. At the same time, the Ciampino Acqua Acetosa and Casabianca train stations are within walking distance. All essential services, shops, a weekly market, supermarkets, and restaurants are also nearby. APE Class “G” Cod. CBI143-2042-8109
The images and proportions shown in the advertisement are not intended to be contractually binding, but are intended to be purely illustrative. Any renderings published with the photos are provided solely to provide an idea of the usability of the furnished spaces.
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Details

Property ID: CBI143-2042-8109	Surface: 180.00 m²
Rooms: 5	Garden: Privato, 40 sqm
Bathrooms: 3	Energy Class: G
Bedrooms: 3	

Property Features

- Floor: Multi-story
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 180.00 m²
- Rooms: 5
- Bedrooms: 3
- Bathrooms: 3
- Kitchen: Present
- Position: Central
- Balconies: Presente
- Shower: Yes
- Parking space: Uncovered
- Garden: Private, 40 sqm
- Fireplace: Yes
- Terrace: Present
- Parquet : Yes

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
- Municipal Offices / Town Halls

Images

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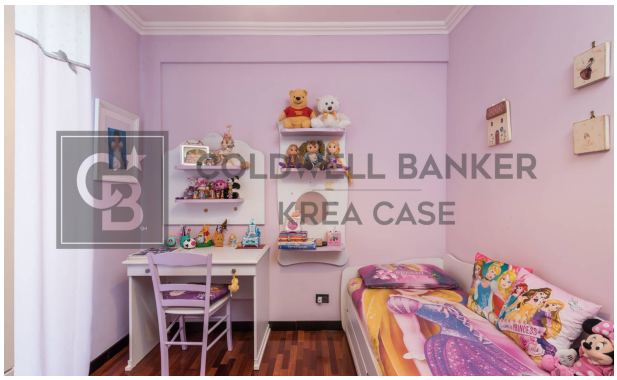
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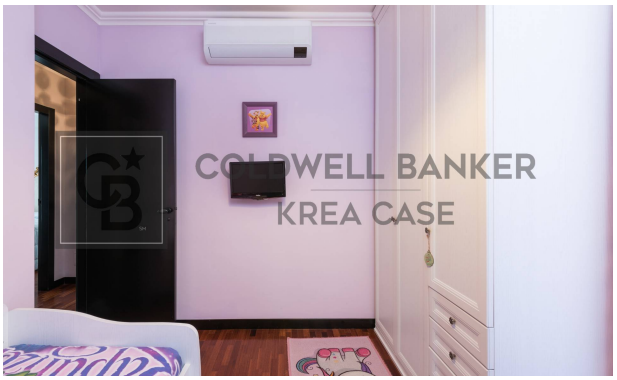
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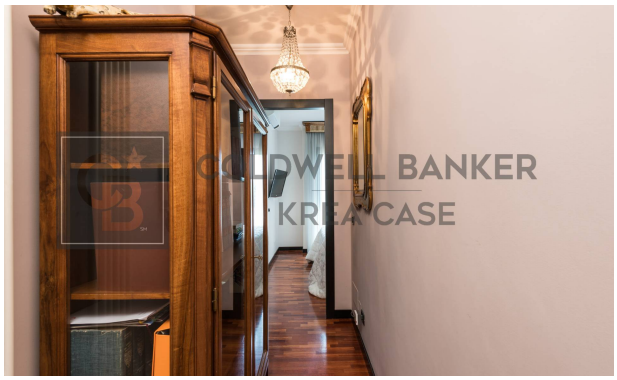
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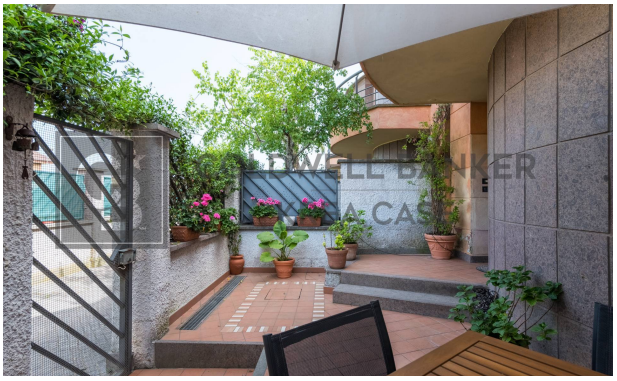
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