



COLDWELL BANKER

KREA CASE

Coldwell Banker Krea Case

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Apartment for Sell in Grottaferrata - Area: Centro

📍 Viale San Nilo, Roma, 00046 (RM)

359.000€



Contact info



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Case**

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Description

In GROTTAFERRATA, located in the center of Viale San Nilo, one of the most sought-after neighborhoods for its privacy and location, Coldwell Banker Krea Case is pleased to offer for sale a four-room ground-floor apartment with a large private garden. Buying this property is a rare opportunity, as it boasts a convenient location and a single-level ground floor with an outdoor space, ideal for entertaining friends.

The property is in good condition, has large windows that flood the property with light, and is located in a pleasant small building with a mixed exterior paint and curtain wall.

The spaces have been partially reorganized with careful attention to their usability, creating a spacious living room and a semi-diner in the living area, both opening onto a paved terrace and a green garden. The sleeping area features three bedrooms, one double and two twins, as well as two bathrooms with windows and access to the remaining exterior, which is partly paved and partly gardenized.

The apartment is in excellent condition and ready for occupancy. Amenities include stoneware flooring and cladding, double-glazed wooden window frames, a security door, grilles, and an independent heating system and air conditioning. The property offers the option of purchasing, through separate negotiation, a large garage located in the basement of the building (not included in the price).

The area is surrounded by greenery and tranquility, yet strategically located for quick access to Rome's Grande Raccordo Anulare (GRA). Its central location ensures all amenities are within walking distance. There are also numerous free parking spaces nearby. Energy efficiency class "G" (Code CBICBI143-3178-8276)

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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"www.youtube.com/@coldwellbankerkreacase" #coldwellbanker #cbkreacase.

Details



Property ID: CBI143-3178-8276



Surface: 106.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: G



Bedrooms: 3

Property Features



Floor: **Ground floor**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **106.00 m²**



Rooms: **4**



Bedrooms: **3**



Bathrooms: **2**



Kitchen: **Semi-habitable**



Position: **Central**



Elevator: **1**



Shower: **Yes**



Garden: **Private,**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images







