



COLDWELL BANKER
ITALY

Coldwell Banker Le Rughe Real Estate

Viale Africa, 36 - 00060 Formello

P.IVA e C.F.: 18502611009

Tel.: 3394439020

Villa for Sell in Formello - Area: Praticello

📍 Via della spinareta, Roma, 00060 (RM)

400.000€



Contact info



Coldwell Banker Le Rughe Real Estate

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Description

An elegant villa for sale in Formello, in the Spinareta area, recently built in 2021. The property comprises two levels above ground and a basement, totaling approximately 240 square meters, offering generous living space. The ground floor comprises a double entrance hall, a spacious living room with fireplace, an open-plan kitchen that seamlessly integrates with the living area, a bedroom (study), and two bathrooms. The first floor includes a bedroom, a master bedroom with a double walk-in closet, a bathroom, a laundry room, and a large terrace. The basement level includes a double garage and a basement room with a bathroom. The southern exposure ensures bright rooms, while the terrace and private garden create an oasis of tranquility outdoors. The property, in good condition, is an ideal solution for those seeking a modern, functional, and move-in ready residence in a quiet residential area. The property also includes a large garden of approximately 1,500 square meters.

Details

 Property ID: CBI147-2043-75	 Surface: 240.00 m²
 Rooms: 7	 Garden: Privato, 1.500 sqm
 Bathrooms: 3	 Energy Class: C EP glnr: 81.06 kwh/m²
 Bedrooms: 3	

Property Features



Floor: On two levels



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **240.00 m²**



Rooms: **7**



Bedrooms: **3**



Bathrooms: **3**



Kitchen: **Exposed**



Position: **Semi-central**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Double**



Garden: **Private, 1.500 sqm**



Fireplace: **Yes**



Terrace: **Present**

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





