



COLDWELL BANKER
24RE

Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
P.IVA e C.F.: 17290641004
Tel.: 0686665271

Apartment for Sell in Roma - Area: Appio Latino

📍 via di Vigna Fabbri, Roma, RM

605.000€



Contact info



Coldwell Banker 24RE

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Description

Caffarella – Appio Latino – Via di Vigna Fabbri

A truly unique home.

Open your eyes in the morning, step to the window... and the world changes.

In front of you, the vibrant greenery of the Caffarella Park, free from stress and traffic. The large living room windows frame the landscape like a painting, while the balcony becomes the perfect place to start a new day.

Located on the second floor of a well-maintained building with a concierge, the apartment welcomes you with an entrance that leads to a bright living room with open views of the park. The spaces are designed for natural, comfortable living: the large, fully equipped kitchen, also with a balcony, is ideal for shared moments and daily life.

The sleeping area, thoughtfully arranged with a hallway, features two spacious double bedrooms, both with access to balconies, and a bathroom with a window and shower. The layout also allows for the creation of a second bathroom, making the home even more functional and adaptable to various needs.

The property is completed by two cellars and a covered parking space within the condominium garage, offering convenience and practicality.

Step outside and you are immediately elsewhere: nature, history, peace.

Every step takes you away from noise, every breath brings you back to yourself.

PVC windows with double glazing and thermostatic controls ensure comfort and efficiency, while the video intercom provides security and practicality.

This is not just a home.

It is a refuge that welcomes you, a place that regenerates you every day.

In the heart of the Appia Antica Regional Park, where time stands still and beauty remains.

Don't let it slip away.

Homes like this don't wait.

The story of Coldwell Banker is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and trusted names in the international real estate market. Founded in 1906 on a commitment to professional ethics and client service, these values still lie at the heart of our business philosophy today. Coldwell Banker is distinguished by offering comprehensive real estate services for both residential and commercial properties. Our marketing tools, the excellence of our training system, and advanced online resources are just some of the factors that define our success.

THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR INDICATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details



Property ID: CBI177-2558-9830



Surface: 93.00 m²



Rooms: 3



Bathrooms: 1



Energy Class: D



Bedrooms: 2

Property Features



Floor: 2



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 93.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: Habitable



Position: Semi-central



Elevator: 1



Balconies: Presente



Shower: Yes



Garage: Single



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



Shopping Centers



Municipal Offices / Town Halls

Images







