



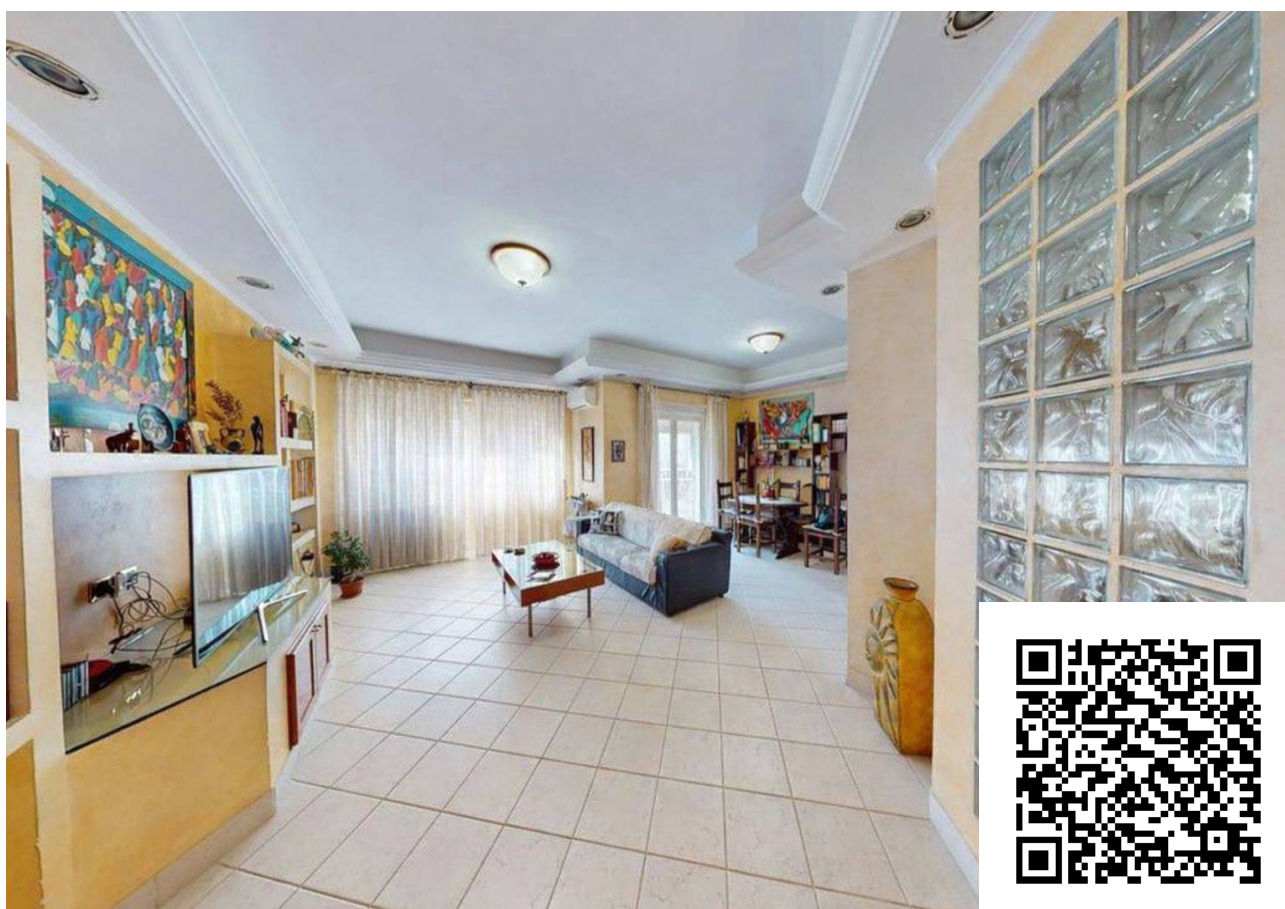
COLDWELL BANKER
ITALY

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

3 Rooms for Sell in Roma - Area: Prenestina

📍 Via Pisino, Roma, 00177 (RM)

279.000€



Contact info



Coldwell Banker 24RE

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Description

Coldwell Banker Exclusive Listing – Villa Gordiani / Via Pisino

In the heart of the Villa Gordiani district, precisely in Via Pisino, Coldwell Banker is pleased to offer for exclusive sale a bright 108 sqm apartment located on the second floor of an elegant eight-storey curtain-wall building with elevator, surrounded by well-maintained communal areas and concierge service.

The property consists of an entrance hall, double living room, eat-in kitchen, two bedrooms, one windowed bathroom, and a livable balcony connecting the living room and one of the bedrooms, ideal for relaxing outdoor moments. (Possibility of creating a second bathroom).

The apartment is in excellent internal condition and features a reinforced security door, PVC double-glazed windows, elegant ceramic flooring, centralized heating system with thermostatic valves and heat meters, and hot/cold air conditioning system.

The property also includes a convenient basement storage room.

The apartment enjoys a strategic location, just 250 meters from the **Serenissima railway station**, providing direct connections to Tiburtina Station, and within close proximity to the A24 motorway and the GRA ring road, allowing easy access to all areas of Rome.

Shops, schools, supermarkets, and all main services are available in the immediate vicinity.

An ideal solution for those seeking a spacious, bright, and well-connected home in a quiet and well-served neighborhood.

Coldwell Banker's history is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and reliable names in the international real estate market. Founded in 1906 on a commitment to professional ethics and customer service, these values still represent the core of our business philosophy today. Coldwell Banker stands out for providing comprehensive real estate services covering both residential and commercial properties. Our advanced marketing tools, excellence in training systems, and innovative online resources are among the key factors behind our success.

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

Details



Property ID: CBI177-3104-9826



Surface: 108.00 m²



Rooms: 3



Bathrooms: 1



Energy Class: G EP glnr: 178.00 kwh/m²



Bedrooms: 2

Property Features



Floor: 2



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **108.00 m²**



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: **Habitable**



Position: **Semi-central**



Elevator: 1



Balconies: **Presente**

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

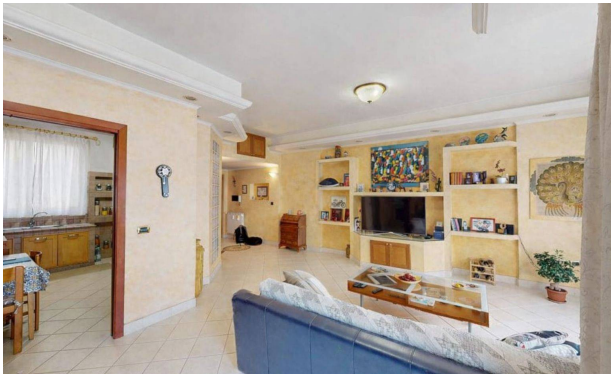
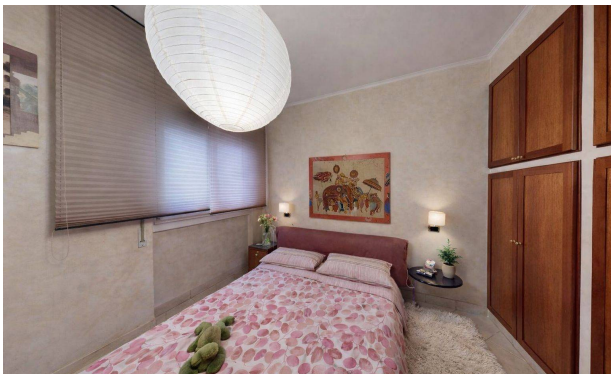
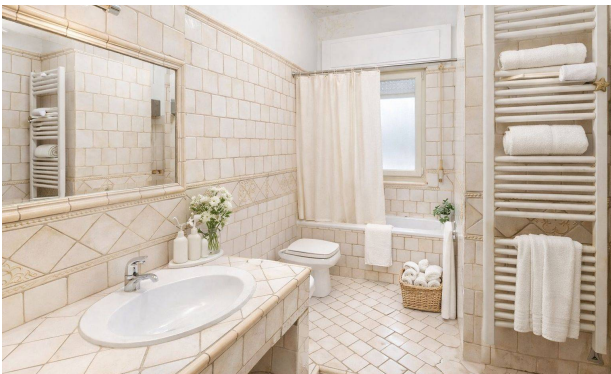


Shopping Centers



Municipal Offices / Town Halls

Images





PIANO SECONDO
H= 3.20

