



COLDWELL BANKER

24RE

Coldwell Banker 24RE

Via Costantino Morin, 34 - 00192 Roma

P.IVA e C.F.: 17290641004

Tel.: 0686665271

Semi-detached for Sell in Palombara Sabina

📍 Via Borea, Roma, 00018 (RM)

175.000€



Contact info



Coldwell Banker 24RE

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Description

Coldwell Banker exclusively offers for sale – Marzolanella / Via Borea – in a quiet and well-served residential area, thanks to its proximity to the railway station, a portion of a semi-detached property with brick façade, available immediately, located on the ground floor of a 1970 building and arranged on a single level.

The property is in fair condition, with a total surface area of 123 sqm, and benefits from good natural light thanks to large windows in every room.

Upon entering, you access a spacious living room with a fireplace and direct access to the outdoor courtyard; the kitchen is comfortably habitable. The sleeping area consists of two double bedrooms, a large bathroom with both bathtub and shower, and a storage room.

A particularly attractive feature of this property is the exclusive outdoor area of approximately 1,500 sqm, mostly laid out as a well-maintained garden with fruit trees; the remaining part is paved and includes a tool shed and a porch.

The property is completed by a rooftop terrace (flat roof) of 137 sqm with independent access.

This home is ideal for a family seeking a comfortable living space, surrounded by greenery and total privacy, yet conveniently located for accessing services and main transport links to and from Rome.

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 form the core of our business philosophy today. Coldwell Banker stands out for offering comprehensive real estate services, covering both residential and commercial properties. Our marketing tools, excellence in training systems, and advanced online resources are among the key factors behind our success.

THESE DETAILS AND FLOOR PLANS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Details

 Property ID: CBI177-3104-9840	 Surface: 123.00 m²
 Rooms: 5	 Garden: Privato, 1.500 sqm
 Bathrooms: 1	 Energy Class: G EP glnr: 178.00 kwh/m²
 Bedrooms: 2	

Property Features



Floor: Ground floor



Conservation status: Discrete



Current condition: Free upon deed



Surface: 123.00 m²



Rooms: 5



Bedrooms: 2



Bathrooms: 1



Kitchen: Habitable



Position: Residential area



Shower: Yes



Parking space: Uncovered



Garden: Private, 1.500 sqm



Fireplace: 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



