

# **Terraced villa for Sale in Fiumicino**

## **Ara Nova**

### **€ 335.000**

#### **Ref. CBI038-2915-301612**



**100 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

Villas for Sale in Aranova – Municipality of Fiumicino

In Aranova, within the municipality of Fiumicino, the construction of independent villas is almost over. These homes are designed for those who desire spacious living and tranquility, without giving up proximity to Rome and the sea. The location is strategic: the coastline is just a five-minute drive away, and Rome's ring road (GRA) is also within easy reach.

This type of property represents the largest and most private solution within the complex: each home offers approximately 100 square meters of well-distributed interior space, with a bright living room that opens directly onto a private garden of about 400 square meters. A large and versatile space, ideal for outdoor living, creating relaxation areas, gardening, or comfortably accommodating multiple cars, with access via an electric gate.

The sleeping area includes two bedrooms and two bathrooms, offering comfort and practicality for everyday living.

A perfect opportunity for those seeking the independence and spaciousness typical of a villa, in a quiet area just minutes from the sea and the capital.

### **Certification**

**Energy class:** Not applicable



## Property Informations

**Address:** Via Rosi Michele**Zip code:** 54**Bedrooms:** 3**Bathrooms:** 2**Rooms:** 4**Internal condition:** Restored**Floor:** Ground floor**Parking space:** Uncovered**Suitable for students:** Yes**Date of construction:** 2025**Garden:** Private, 400 sq.m**Kitchen:** Open kitchen**animals allowed:** Yes

## Features

Antenna: Independent

SAT Tv: Independent

Storage

Air conditioning

Parquet

Telephone system

Electric system: Compliant

Shower

Preparation for alarm system

Roller shutters

## Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office







