Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Apartment for Sale in Roma
Ardeatino
€ 575.000
Ref. CBI038-3091-301723



140 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Four-Bedroom Apartment in the Ardeatino District
In a four-story rendered building, set within a private and well-maintained context, we are pleased to offer exclusively a property located on the third floor, nestled in one of Rome's most evocative green areas along the Appia Antica and Ardeatina.
The windowed entrance opens onto a spacious and bright double living room, designed for convivial moments and everyday comfort, with direct access to a long balcony featuring a □□□□ and pleasant outlook, creating a seamless connection between indoor and outdoor spaces. From the living area, there is access to the functional and very bright kitchen, recently renovated.
A large L-shaped corridor leads to the sleeping area, ensuring privacy for three comfortable and quiet bedrooms, two of which have access to the balconies; a small and practical laundry room; and two windowed bathrooms, one with a bathtub and the other with a shower.
The property is in good condition and features quality details: the laundry room and the bathroom with shower have been recently renovated; parquet flooring in the living area and kitchen adds warmth and material continuity; double-glazed windows ensure excellent acoustic and thermal comfort; and air conditioning provides year-round well-being.
The property is completed by a cellar and a garage—rare and valuable assets that further enhance its functionality and convenience.
An ideal housing solution for those seeking a balance of elegance, comfort, and quality of life in one of the greenest and most authentic areas of the city.

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Property Informations

Address: Via Lorenzo Bonincontri	**Zip code**: 147
Livable surface: 115.00	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 4
Internal condition: Good	**Floor**: 3
Total floors: 4	**Lift**: Yes
No architectural barriers: Yes	**Date of construction**: 1955
Current condition: Available after the deed of sale	**Condominium costs**: € 116
Terrace: Present, 17 sq.m	**Kitchen**: Eat-in kitchen

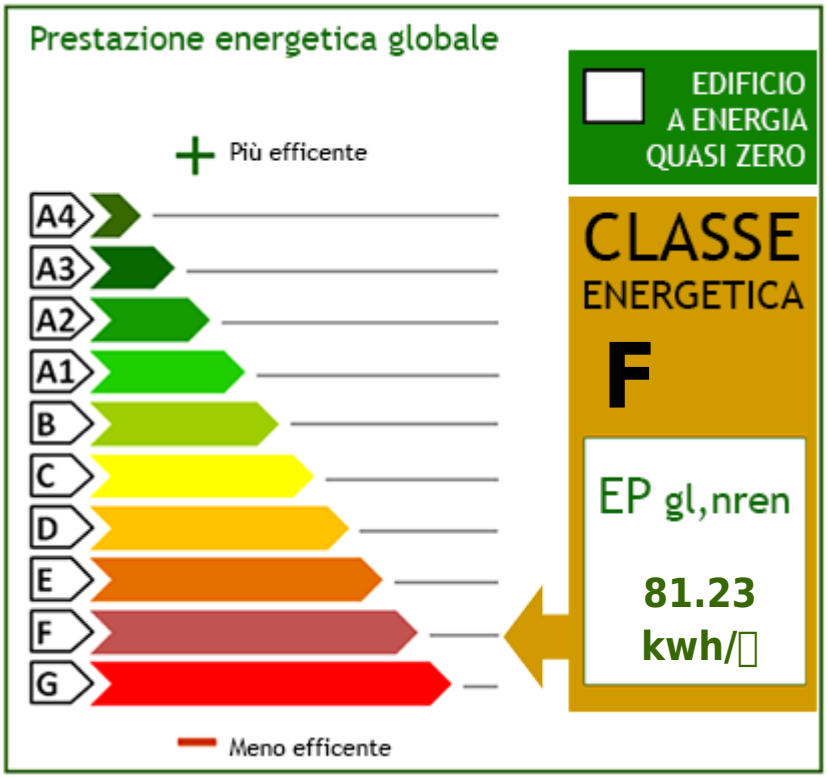
Features

Antenna: Condominium	SAT Tv: Condominium	Air conditioning
Parquet	Telephone system	Electric system: Compliant with the regulations in force at the time of installation
Shower	Preparation for alarm system	

Nearby

Gyms	Soccer fields	Sport centres	Tennis courts
Cycle paths	Playgrounds	Public transports	Nursery school
Primary schools	Secondary schools	High school	Bar
Post offices	Shopping centres		

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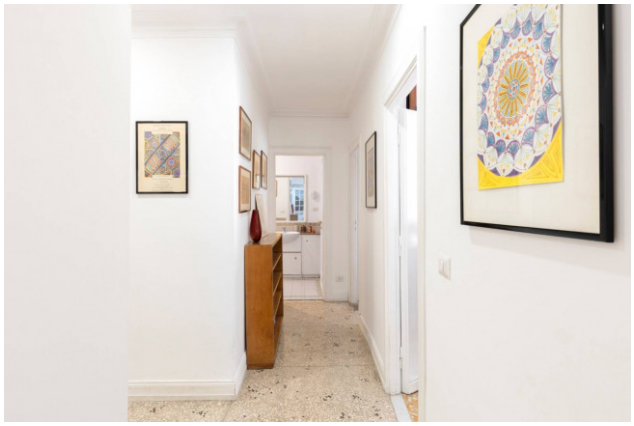
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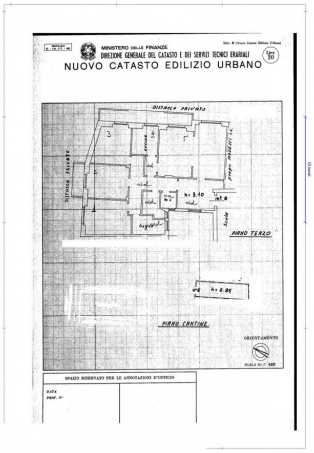


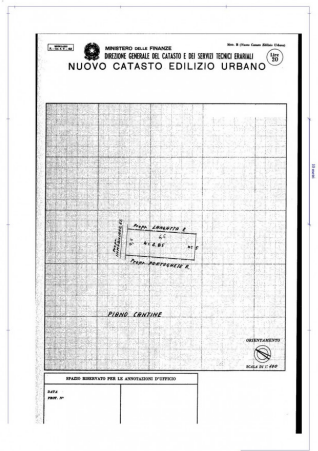
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