Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

House for sale in Ardea in Tor San Lorenzo area Tor San Lorenzo

€ 180.000

Ref. V43-5502



90 sq.m. | Rooms: 4 | Bathrooms: 2 | Floor: Two level

ARDEA – Tor San Lorenzo – Portion of a Three-Family House with Garden – In Ardea, in the quiet and sought-after residential area of San Lorenzo, we offer for sale a portion of a three-family house measuring approximately 90 sq m, free on three sides and arranged over three levels. The property, featuring well-distributed spaces, is being sold complete with security fixtures and modern amenities.
It represents the ideal solution both as a first home and as a summer residence near the sea.
The interior layout is as follows: on the ground floor, the entrance opens onto a spacious living room, ideal for entertaining and relaxing. A comfortable eat-in kitchen opens directly onto the garden, making outdoor dining convenient. The sleeping area on this floor includes a double bedroom, a single bedroom, and a spacious master bathroom. The upper level, connected by a convenient brick staircase, features a second bedroom with ensuite bathroom and a convenient attic space used as a storage room. The highlight of this level is a habitable terrace with a glimpse of the sea, perfect for enjoying sunsets in complete relaxation.
The house is surrounded on two sides by a large private garden, partly landscaped and partly paved. The outdoor area has been expertly landscaped to maximize conviviality: it includes a private barbecue area with sink and furnished seating. The property also includes an internal parking area that easily accommodates two cars.
Independent heating, air conditioning, shutters and security grilles, wooden window frames and double glazing, and mosquito nets help ensure maximum efficiency and protection in every season.
A detached villa ready to move into.
For information, contact Volpes Case Mignanelli - Fonte Nuova Office - Via Nomentana 20-21 Tel. 06 69283348 –

fontenuova@volpescase.it.
Volpes Case offers comprehensive services for all your real estate needs, both directly and through its select partners and professionals: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Property details

Post code: 40	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 4
Property state: Good	**Floor**: Two level
Number of floors: 2	**Autonomous heating**: Autonomous
Parking space: Uncovered	**Age of building**: 1990
Current condition: Free to deed	**Roof**: Current, 20 sq.m.
Garden: Private, 100 sq.m.	**Kitchen**: Large kitchen



















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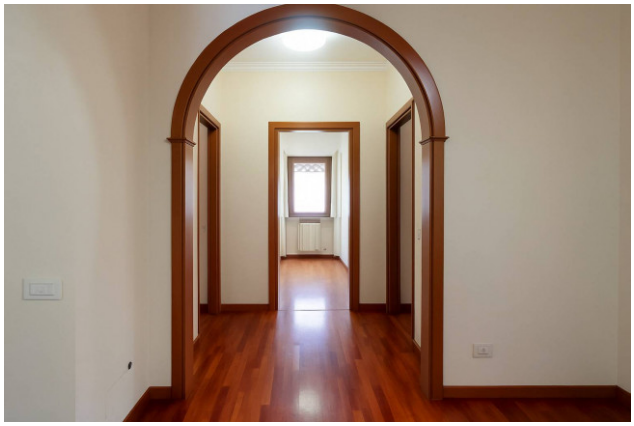














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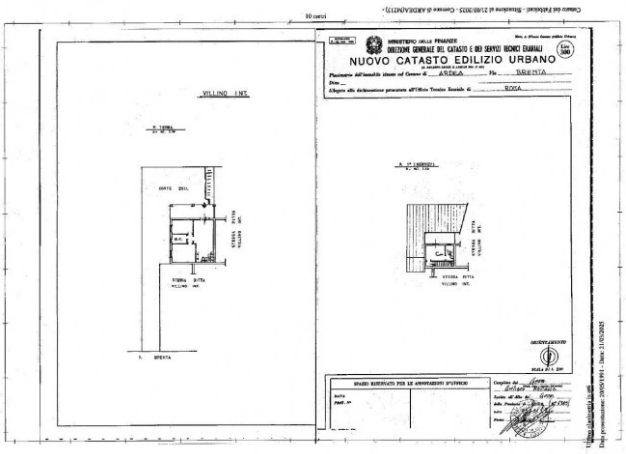









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