

## Four - Family House for sale in Cerveteri Cerenova € 385.000 Ref. 1125



**103 sq.m. | Bathrooms: 3 | Room: 3 | Rooms: 5**

Studio Molinaro Real Estate is pleased to offer, as the exclusive selling agent, this elegant villa forming part of a four-unit residential property, located in Cerenova, on Via Saturnia, in a private and peaceful setting with convenient access to the area's main amenities.

The property is arranged over two above-ground floors and is surrounded by a spacious private garden of approximately 350 sqm, enhanced by a comfortable covered porch, ideal for enjoying pleasant moments outdoors with family and friends.

The ground floor features a spacious and bright living room with a fireplace, a separate eat-in kitchen, a practical storage room and a guest bathroom. The first floor comprises two bedrooms, both featuring French doors with direct access to a private panoramic terrace, and a bathroom with a window.

The property also includes an independent guest annex on the ground floor, consisting of a bedroom and a bathroom, providing an ideal solution for guests, family members or anyone requiring a separate living space.

The property is equipped with independent heating and air conditioning, ensuring year-round comfort.

The villa is situated in a quiet residential area, just a few minutes' walk from the church, Marina di Cerveteri railway station and all essential amenities, including supermarkets, schools, shops and green spaces.

An ideal home for those seeking a private and comfortable living environment without compromising on convenient

transport connections and access to essential services.

## Certification

**Energy Class:** D

**EPgInr:** 201.74 kwh/□

## Features

|                                |                                        |
|--------------------------------|----------------------------------------|
| Code: 1125                     | Reason: Sale                           |
| Categoria: Four - Family House | Address: Vla Saturnia, 6               |
| Zip Code: 52                   | Municipality: Cerveteri                |
| Zona: Cerenova                 | Total Square Meters: 103 sq.m.         |
| Total usable area sqm: 90.00   | Room: 3                                |
| Bathrooms: 3                   | Rooms: 5                               |
| State of Preservation: Good    | Level: On two-levels                   |
| Total Floor: 2                 | Heating: Heating                       |
| Age Construction: 1968         | Current Status: vacant upon completion |
| Balconies: Present             | Terrace: Present, 50 sq.m.             |
| Garden: Private, 320 sq.m.     | Sea Distance: 1.900 meter              |
| Kitchen: Regular Kitchen       | Terrace : 50 □                         |
| Tv Antenna : Independent       | Closet                                 |
| Fireplace                      | Air-Conditioned                        |
| Shower                         | Aluminum Frames                        |
| Shutters                       |                                        |

## Nearby

|                 |                  |
|-----------------|------------------|
| Gyms            | Spa              |
| Football Fields | Tennis Courts    |
| Bike Lanes      | Playgrounds      |
| Railway Station | Public Transport |
| Cafe            | Shopping Centers |



