



## semi-detached villa for sale in Roccasecca

### € 280.000

### Ref. AC99-149-1436



**380 sq.m. | Bathrooms: 4 | Bedrooms: 7 | Rooms: 20**

"Villa San Francesco"

In Roccasecca, in the San Francesco area, precisely in Via Littorio, we offer for sale an interesting semi-detached villa which offers a breathtaking panoramic view of the entire surrounding area.

The property is spread over three levels and extends over a plot of approximately 2,700 m<sup>2</sup>, guaranteeing privacy and tranquility.

The villa is characterized by excellent sun exposure thanks to its dominant position, which allows you to enjoy abundant natural light throughout the day.

The property consists of two independent housing units, perfect for hosting a large family or for being used as two separate apartments.

On the ground floor there is a 170 m<sup>2</sup> apartment completely finished and equipped with all comforts, consisting of a large entrance hall, lounge with fireplace, kitchen, corridor, three bedrooms, two bathrooms, closet, garage and woodshed.

On the first and second floors there is a second apartment plus an attic of 210 m<sup>2</sup>.

The apartment on the first floor has an entrance hall, lounge, kitchen, dining room, two bedrooms, bathroom and closet, while the attic on the second floor is made up of a lounge, two bedrooms and another bathroom.

The property is completely fenced and equipped with an armored door to ensure maximum safety.

Furthermore, it has all utilities and independent heating, to guarantee comfort and practicality at all times of the year.

Ideal solution for those who love living in a quiet residential area but at the same time close to all services.



For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1436	Reason: Sale
Categoria: semi-detached villa	Address: Via Littorio, 69
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 380 sq.m.	Bedrooms: 7
Bathrooms: 4	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1960
Balconies: Present	Terrace: Present
Garden: Private, 2.700 sq.m.	Kitchen: Regular Kitchen
Terrace : 50 □	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar : 15 □	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Aluminum Frames	Predisposition for Alarm
Shutters	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers



**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603







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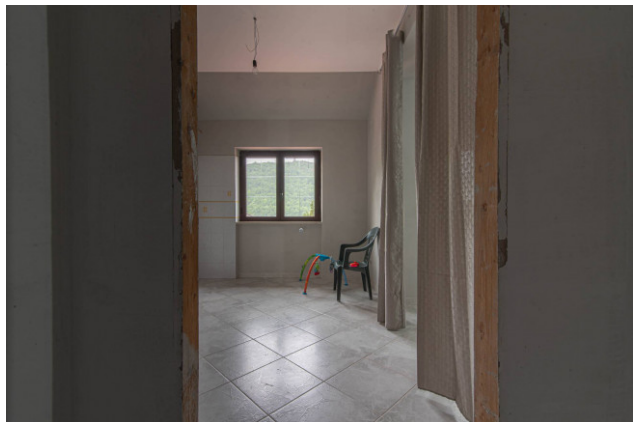
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