

# historic residence for sale in Rocca d'Arce

## € 195.000

### Ref. AC99-149-1083



**500 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 20**

#### "COLAFRANCESCO-MATOVU PALACE"

In the historic center of Rocca d'Arce (FR), just 200 meters from the main square, we present a characteristic historic building from the 1800s with a panoramic view of the "Valle del Liri".

Palazzo Colafrancesco-Matovu owes its name to the long history of the family (Colafrancesco) who inhabited and looked after it for years, maintaining its centuries-old beauty unchanged.

The property is spread over three levels with a large internal courtyard and is presented as follows:

on the ground floor we find a double entrance, one very important (the main one) and the other that gives access to an apartment on the first floor.

Entering from the main entrance we immediately find ourselves in front of a large courtyard with two Roman columns and a period stone arch.

The first floor is divided into two independent units but connected to each other via a small balcony with ancient columns. One of the two apartments has been recently renovated: the living spaces open onto a large panoramic terrace with breathtaking views of the surrounding area and an area of the historic center.

The second apartment still retains its original late 19th-century features: the kitchen features an imposing stone fireplace and a wood-burning oven, once used for bread making.

The kitchen leads to a small terrace overlooking the courtyard and the other entrances.

Crossing the living room you reach a second floor (to be finished) which gives access to the roof where there is a large

space with a panoramic view.

Six bedrooms, two kitchens, two living rooms, four bathrooms, additional storage spaces, large stone cellars on the ground floor, and various rooms in need of renovation make up this unique property with enormous potential.

The building measures approximately 350 square meters. The property is accessible by car, making it convenient for all needs, with parking available at the entrance.

From the panoramic terrace, you can enjoy magnificent views of the valley and glimpses of the historic center. The internal courtyard, adorned with historic columns and period features, retains its charm and uniqueness, offering spaces for relaxation and privacy.

This beautiful property is the ideal solution for lovers of historical charm and properties with high income potential.

For information, call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1083	Reason: Sale
Categoria: historic residence	Address: Via Re Manfredi, 11
Zip Code: 3030	Municipality: Rocca d'Arce
Total Square Meters: 500 sq.m.	Bedrooms: 7
Bathrooms: 5	Rooms: 20
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Age Construction: 1800	Balconies: Present
Terrace: Present, 80 sq.m.	Garden: Private
Sea Distance: 50.000 meter	Kitchen: Regular Kitchen
Terrace : 50 □	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Aluminum Frames
Shutters	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools

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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





**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







