

typical historical house for sale in Roccasecca

€ 45.000

Ref. AC99-149-1414



200 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

"Iris House" In the heart of Roccasecca's historic center, on Via Rampa, bordering Via Cappella, we offer for sale an interesting period home that retains all the charm and authenticity of the town's historic buildings. This property requires complete renovation, ideal for those who want to start with an authentic property and transform it according to their own taste and needs. The property's location, unique layout, and numerous spaces make this property attractive not only as a residence, but also as a renovation and investment project in the historic center. The building is spread over several levels and already features elements from the outside that tell its story, such as the characteristic stone facade, the openings of different sizes, the balconies and the numerous independent entrances, typical of homes in historic centres. A particularly interesting feature is the possibility of accessing the property from multiple points, offering great freedom in the future distribution of the spaces. On the ground floor there are several ancillary rooms, including cellars, garages and warehouses, each with independent access directly from the street. These are spaces that, through careful renovation, can be maintained in their original function or reinterpreted and enhanced based on the future owner's plans, further increasing the versatility of the entire property. The main part of the home is located on the first floor, featuring a generous floor area of approximately 200 square meters, with numerous large rooms that allow for complete customization of the internal layout. The spaces can be redesigned to create a comfortable living area, multiple bedrooms, studies, hobby rooms, or any other solution suited to the needs of the buyer. Among the most charming features is the kitchen with its historic fireplace, a detail that instantly evokes the atmosphere of a bygone era and, in a renovation project, could become one of the defining features of the future home. On the same level there are also two bathrooms,

also in need of complete renovation, but with space and potential that allow them to be easily inserted within a new layout of the rooms. Continuing up the internal stairs, you reach a further level consisting of two more rooms. And it is precisely here that we find one of the property's true strengths: one of the rooms has direct access to a splendid panoramic terrace, from which you can admire the surrounding valley and the characteristic landscape of the Roccasecca area. The terrace, thanks to its size and location, is a valuable addition to a home in the historic center: an outdoor space ideal for relaxing, hosting al fresco lunches and dinners, or simply enjoying the view and tranquility this unique setting offers. The property therefore presents itself as a blank canvas to be transformed, where the historical elements still present can meet a contemporary renovation project. A particularly attractive option for those seeking a customizable home in the historic center of Roccasecca, but also for those considering an investment in the restoration and enhancement of a period property, with the potential to create a property with a strong identity and a truly unique character. For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1414	Reason: Sale
Categoria: typical historical house	Address: Via Rampa, 1
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 200 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 10
State of Preservation: Be Restored	Level: On two-levels
Parking: Carport	Age Construction: 1967
Balconies: Present	Terrace: Present
Kitchen: Regular Kitchen	Box: Single
Terrace	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Shower	Wooden Window Frames

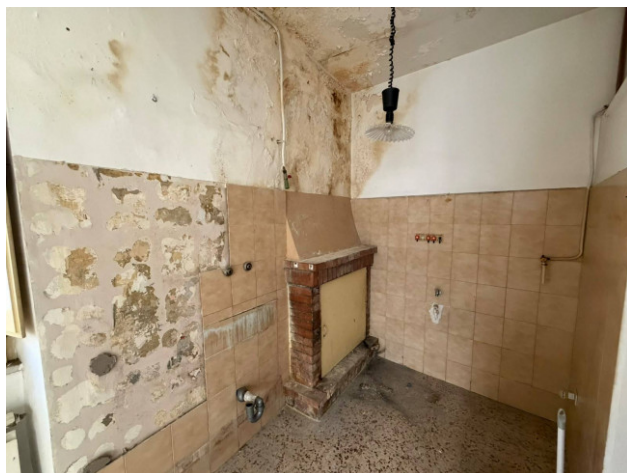
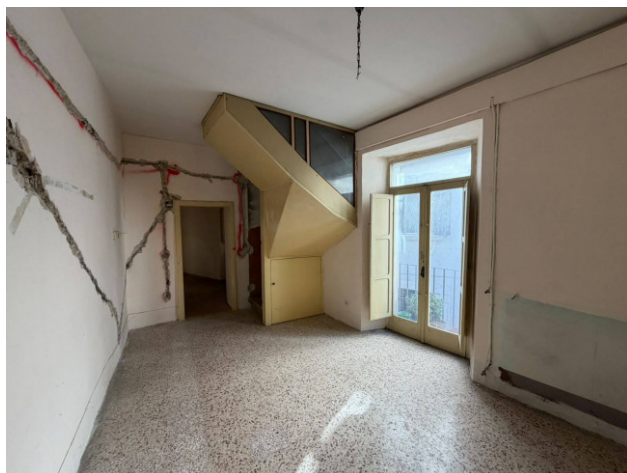
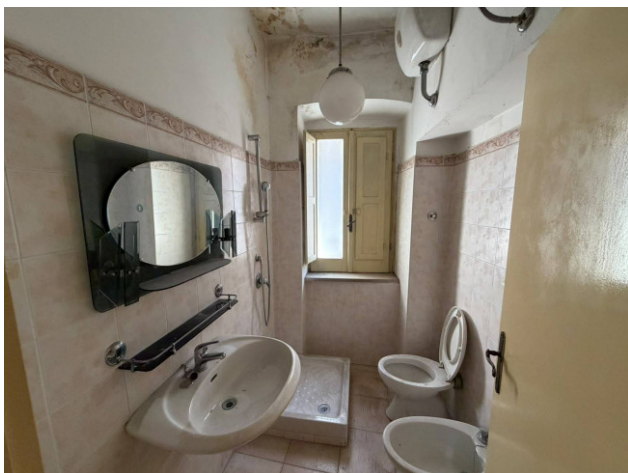
Nearby

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
Municipal Offices	



Alfano Real Estate S.r.l.

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