

## detached house for sale in Roccasecca

### € 59.000

### Ref. AC99-149-1554



**123 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

#### "Montello House"

In Roccasecca, about 300 meters from the "SS Casilina" and more precisely in Via Montello, we offer for sale a detached house of about 123 square meters developed entirely on the mezzanine floor, offering easy access and immediate livability.

The context in which the property is located is one of its strong points, since Roccasecca, located in a strategic position in the heart of Ciociaria, is well connected to the main communication routes as well as to the railway station, facilitating travel to Rome and other neighboring cities.

The country is known for its cultural heritage and surrounding natural beauty.

The house, completely to be renovated, represents a perfect combo on which to impress your own style and your own vision of living, rich in potential and possibilities for customization.

The property consists of a large eat-in kitchen, a living room, a spacious bedroom, a study that could be suitable for a second bedroom and a bathroom.

The house is equipped with a cellar that provides valuable additional space for storing equipment and products, keeping the house always tidy and an outdoor oven.

Additionally, we find a garage that offers additional convenience, allowing you to protect your vehicle from the elements and providing extra space for everyday items.

What makes this house even more interesting is the exclusive garden of about 800 square meters, partly buildable (zone

B2), a private green space where you can organize outdoor dinners, host games for children or simply enjoy moments of tranquility surrounded by the beauty of nature.

This large outdoor space represents an added value in an area like Roccasecca, where outdoor life can become an integral part of everyday life.

The presence of methane connections, municipal sewers and public water guarantee essential living comfort, making the renovation of the house a strategic and sustainable investment for the future.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1554

Reason: Sale

Categoria: detached house

Address: Via Montello, 79

Zip Code: 3038

Municipality: Roccasecca

Total Square Meters: 123 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 5

State of Preservation: Be Restored

Level: Mezzanine

Parking: Carport

Garden: Private

Kitchen: Regular Kitchen

Box: Single

Porch

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Shower

## 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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