

detached house for sale in Rocca d'Evandro

€ 108.000

Ref. AC99-149-1555



217 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

"Rosette House"

In Rocca D'Evandro, in Via Farneto, a few km from Cassino (FR), we offer for sale a detached house that represents the ideal opportunity for those seeking a refuge in the serenity of the Campania countryside.

Rocca D'Evandro, with its charm and history, is a municipality that offers tranquility and natural beauty, strategically located not far from important communication routes, facilitating travel to other centers and locations.

This property, spread over several floors and with a surface area of approximately 217 m2, stands with dignity and offers great potential thanks to its solid structure and large dimensions.

The entrance on the ground floor welcomes with brightness and warmth, revealing a welcoming eat-in kitchen, perfect for family gatherings and convivial moments.

Next to it, a spacious living room with a fireplace promises warm winter evenings and a cozy atmosphere.

The study, a great solution for those who work from home or want a private space for reading and reflection, completes the ground floor, along with a bathroom.

Going up to the first floor, the house reveals itself even more generous, with three large and bright bedrooms, each with its own personality and potential.

The intelligent layout of the spaces allows for the creation of an intimate and relaxing environment, while an additional bathroom conveniently serves the floor.

Access to the attic, with entrance from the balcony of a bedroom, adds further versatility to the property, offering the

possibility of any extensions or spaces to customize.

Although the house is in good condition, it needs some minor maintenance to bring it back to its former glory, allowing the new owners to give free rein to their creativity and tastes.

The aluminium window frames, equipped with metal shutters and double glazing, guarantee comfort and insulation, while the floors and coverings of the bathrooms and kitchen are in generally favourable conditions.

Outside, the property is completely fenced and extends over a large plot of land of approximately 3,000 square meters, offering precious space for gardens, relaxation areas and possible cultivations, perfect for those who wish to live in symbiosis with nature.

The property is completed by a cellar and warehouses, ideal for storing tools or as spaces to be transformed for other needs.

This solution is the opportunity to have a house to customize to your liking in a residential and quiet context.

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

Certification

Energy Class: G

Features

Code: AC99-149-1555	Reason: Sale
Categoria: detached house	Address: Via Farneto, 15
Zip Code: 81040	Municipality: Rocca d'Evandro
Total Square Meters: 217 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 8
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1970	Balconies: Present
Garden: Private, 3.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Shower
Aluminum 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

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