

## **detached house for sale in Roccasecca**

### **€ 138.000**

### **Ref. AC99-149-1564**



### **192 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

#### "The House in the Center"

Immersed in the heart of Roccasecca, in a very central position a few steps from the lively main square and the "Church of Santa Margherita", we offer for sale an interesting semi-detached house with garden.

This solution is a unique opportunity for those who wish to combine the convenience of urban life with the warmth of a family environment.

Located in Via Littorio, this residence presents itself as a welcoming and versatile refuge, perfect for couples, families or for those looking for a solution with investment potential.

With a total surface area of approximately 192 m<sup>2</sup>, the house is spread over two levels, offering large spaces and various possibilities for use.

On the ground floor, of about 100 square meters, there is the residential area, characterized by a large porch, a kitchen, a bright and spacious living room with fireplace and access to the panoramic balcony, two bedrooms, which guarantee privacy and tranquility, and a functional bathroom.

A handy storage cupboard adds extra space to keep everyday items organised.

Going down to the basement level, of about 92 square meters, an interesting world of potential opens up: various rooms used as storage, warehouse and cellar, perfect for satisfying the need for additional space or to be transformed into a hobby area, a workshop or even a mini apartment for guests.

This versatile plan with independent access offers endless customization possibilities.

The house is in fair condition; with small customization interventions, it can easily return to its former splendor, making it an excellent choice for those who want a project to be realized according to their tastes and needs.

Equipped with independent methane heating with radiators and all utilities, it is perfectly functional and ready to welcome new owners.

The property is completed by a lovely private garden of approximately 530 m2, a green corner in which to be inspired and relax.

Here, among the olive trees that dot the landscape, you can organize picnics, spend summer evenings outdoors or simply enjoy the quiet that only a private garden can offer.

This property is an unmissable choice for those seeking a comfortable and functional home in an enviable location, with ample potential to adapt to different lifestyles.

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

## Certification

**Energy Class:** G

## Features

Code: AC99-149-1564	Reason: Sale
Categoria: detached house	Address: Via Littorio, 11
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 192 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 6
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Garden: Private, 530 sq.m.	Box: Single
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
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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