

## semi-detached house for sale in Roccasecca

**€ 34.000**

**Ref. AC99-149-1617**



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

### "Roberta's House"

In Roccasecca (FR), in a quiet residential area and more precisely in Via Panniglia III, we offer for sale a semi-detached housing solution that represents a unique opportunity for those who wish to invest in a property to customize according to their tastes and needs.

Roccasecca is a municipality rich in history and culture.

Situated on the slopes of Mount Asprano, the town dominates the Liri Valley and the Melfa Valley, offering suggestive views and a natural environment of great beauty.

The strategic position of Roccasecca, just 19.5 km from Cassino and 123 km from Rome, makes it easily accessible and well connected thanks to its train station.

In recent years, Roccasecca has experienced significant tourist development, thanks to initiatives aimed at enhancing historical and naturalistic routes, such as the Cammino di San Benedetto and the Gole del Melfa.

These interventions have made the town an ideal destination for nature and history lovers.

The house is entirely on the ground floor and covers an area of approximately 85 m2.

Inside, three large rooms offer versatile spaces, ideal for being transformed into a bright living area, comfortable bedrooms and functional environments.

The bathroom completes the internal layout.

The property is completely to be renovated, thus offering the possibility of modeling the spaces according to one's needs

and stylistic preferences.

Outside, the house is embellished by a courtyard of about 200 square meters, distributed between the front and rear of the property.

This outdoor space can be used as a garden, relaxation area or outdoor dining area, creating an ideal environment for moments of tranquility or conviviality.

Buying this property means not only investing in a property with great development potential, but also becoming part of a community rich in traditions, culture and natural beauty.

For further information and/or on-site visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Features

Code: AC99-149-1617	Reason: Sale
Categoria: semi-detached house	Address: Via Panniglia III, 36
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 85 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Be Restored	Level: Ground Floor
Parking: Uncovered Parking	Garden: Private, 200 sq.m.
Kitchen: Regular Kitchen	Closet
ADSL Coverage	Fastweb Coverage

## 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.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



**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