
detached house for sale in Roccasecca

€ 229.000

Ref. AC99-149-1640



485 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 13

"Tommasina House"

In the heart of Ciociaria, in Roccasecca, in Via Montello, we offer for sale a detached house with land, a unique opportunity for those who want to live immersed in history and nature.

Roccasecca, located at the entrance to the Melfa Gorges and overlooked by Mount Asprano, is a village rich in history and traditions.

Known for its Castle of the Counts of Aquino and the Church of San Tommaso, the city offers a peaceful atmosphere and breathtaking views of the Liri Valley and the Comino Valley.

The property extends over a total surface area of approximately 485 m², distributed over three living levels and a basement.

Entering on the ground floor, you will be greeted by a large eat-in kitchen, ready for family meals, a bright living room that invites you to relax, two comfortable bedrooms and a bathroom.

The first floor faithfully reproduces the same structure, offering the possibility of hosting a second family, creating a B&B or simply expanding the living spaces.

On the second floor, the usable attic offers endless possibilities: a study with a view, a playroom, or a creative loft where you can cultivate your passions.

The basement to be renovated, where there are large rooms intended for warehouses, cellars, storage rooms and a bathroom can become perfect environments to create a hobby area, a small rustic tavern or an independent work space.

The house is in good general condition and requires only small interventions to return it to its former glory. It is equipped with all utilities and independent heating with LPG system, with the possibility of connection to methane. The property is completed by over 6,000 m2 of private green space to transform according to your dreams: an orchard, an organic vegetable garden, a Mediterranean garden, a panoramic swimming pool or even a space for horses or pets. This house represents an ideal solution for families, nature lovers or for those looking for a second home away from the chaos of the city, without giving up the convenience of services. The strategic position allows you to easily reach Cassino, Sora and Frosinone, while Rome is approximately 1 hour and 30 minutes away. For more information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1640	Reason: Sale
Categoria: detached house	Address: Via Montello, 2
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 485 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 13
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Balconies: Present
Terrace: Present	Garden: Private, 6.620 sq.m.
Kitchen: Regular Kitchen	Box: Single
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Telephone System
Shower	Wooden Window Frames
Shutters	

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



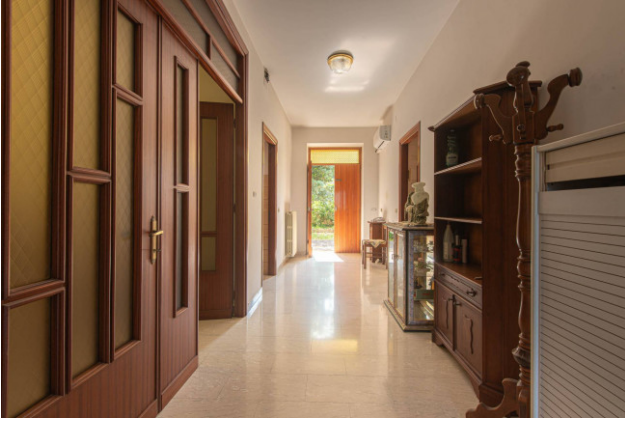




Alfano Real Estate S.r.l.

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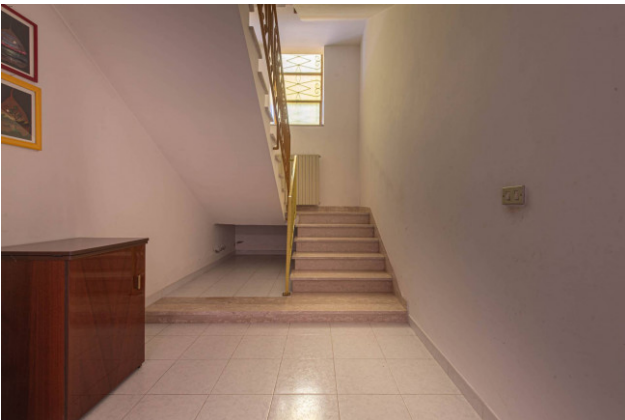
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