

Villa for sale in Roccasecca

€ 315.000

Ref. AC99-149-1644



222 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

"Villa Rosita"

We are pleased to present you a unique opportunity to live in an exclusive environment, immersed in the tranquility of the Ciociaria countryside, while remaining well connected to the main communication routes.

VILLA ROSITA, recently renovated on two levels, is located in Roccasecca, in a residential area but surrounded by greenery.

The villa, in Via Ronca, is strategically positioned a short distance from the state road 509, which conveniently connects it to Cassino and the A1 motorway network, allowing easy access to Rome and Naples. It is the ideal place for those seeking the perfect balance between the serenity of the countryside and the convenience of urban centers.

This residence of approximately 220 square meters has been completely renovated with a modern and elegant design, taken care of in the smallest details to offer a superior quality of life.

It stands out for the use of cutting-edge technologies, such as photovoltaic panels that guarantee significant energy savings and an A4 energy class, certifying maximum sustainability and efficiency.

Underfloor heating further contributes to comfort and well-being, making the villa ideal for any season.

On the ground floor, the entrance opens onto a large and bright open-plan living room with large windows offering a splendid view of the garden and the surrounding landscape.

The modern and fully equipped kitchen integrates perfectly with the living area, creating a fluid and dynamic space, ideal for cooking and hosting.

The ground floor is completed by an elegant bathroom and a first bedroom, as well as a large area currently used as a laundry room.

The sleeping area, on the upper floor, consists of three bedrooms, designed to ensure maximum comfort and privacy.

The master bedroom has its own private bathroom, while the other two bedrooms share a second modern and well-finished bathroom.

Every detail has been designed to enhance the brightness of the rooms and offer maximum comfort.

One of the most fascinating features of the villa is the large terrace, which overlooks the surrounding valley, offering unique views of the historic center of the town in an ideal space for relaxation.

The property offers an outdoor space ideal for enjoying summer evenings, dining outdoors or simply relaxing while admiring the view, ensuring absolute privacy and tranquility.

In addition to the villa, the property includes approximately 2 hectares of land, which host an olive grove with approximately 110 plants in production.

This green area represents an added value for nature lovers and self-sufficiency, who will be able to collect fresh olives to produce a superior quality oil.

The surrounding garden, well-kept, offers ample spaces for outdoor living, where children and adults can enjoy total freedom and safety.

The villa is perfect for those looking for a luxury residence that combines design, comfort and sustainability, but also for those who want a quiet refuge surrounded by nature, without sacrificing the convenience of modern technologies.

For information call 0776566289 or +39 3348094290.

Certification

Energy Class: A4

Features

Code: AC99-149-1644	Reason: Sale
Categoria: Villa	Address: Via Ronca
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 222 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 8
State of Preservation: Restored	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	

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	









