

## Villa for sale in Roccasecca

### € 375.000

### Ref. AC99-149-1675



**253 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

"Villa Alessia"

Nestled in the gentle beauty of the Ciociaria hills, just steps from the historic village of Roccasecca (FR), we present a villa that combines roots and the future: a home of approximately 253 square meters on two levels, completely renovated and ready to welcome those dreaming of a peaceful but never ordinary existence.

The location is noteworthy: Roccasecca, a town rich in history and charm, is located in the province of Frosinone, in Lazio. The town overlooks the Liri Valley, with a strategic position that places it at the crossroads of nature and communication. The area's transport links-roads and railways connecting to Rome and Naples-give this place an added value: enjoying the tranquility without giving up connections.

As soon as you enter the automatic gate, you immediately take in the vastness of the land: approximately three hectares of greenery extending across an open and bright landscape, dominated by over 500 olive trees that speak to an ancient connection with the land and, at the same time, the idea of an investment that goes beyond just living.

The land is fenced and equipped with an alarm system to ensure maximum security and peace of mind.

The house is spread over two levels that interact perfectly: on the ground floor, a large and bright living room, designed as an open space, invites you to live every moment with ease.

The large windows overlook the portico that runs along the façade, establishing a bridge between the interior and exterior where the afternoon sun mixes with the shade of the wooden beams that punctuate the ceilings.

That wooden ceiling-strong, warm, authentic-gives a modern touch that blends with tradition, a sort of contemporary

dance that celebrates light and space.

Next door, the open-plan kitchen opens towards the living room in a seamless flow, perfect for hosting, sharing, and living. A modern bathroom completes the ground floor, with clean lines and a refined aesthetic.

Climbing the well-finished wooden staircase, you reach the first floor where three bedrooms open up: each a nest of intimacy, each carefully designed to offer comfort, tranquility, and privacy.

The upstairs bathroom, also modern and functional, adds that sense of elegance without excess, suitable for a family or for those who want to carve out moments of relaxation.

The staircase and interior furnishings are reminiscent of natural materials, creating a seamless connection between interior and exterior, day and night: living here means feeling immersed in nature, even within a tastefully designed home.

The porch, perfect for al fresco dining when the evening breeze wafts through the olive trees, creates a living space that invites you to enjoy the "beyond" of everyday life: a place where the silent trees keep watch and the horizon opens up unobstructed.

The photovoltaic panels installed on the property demonstrate a commitment to the future: sustainability, savings, and the awareness of living responsibly without sacrificing elegance.

This property is a heartfelt retreat, designed for those seeking a modern, refined home that's rooted in the local area: spacious interiors, bright rooms, and a large plot of land offering privacy and potential-both for personal use and as an investment.

Here you will find the perfect balance between contemporary elegance and rustic charm, between comfort and authenticity.

It is a house that invites you to stop, breathe, and experience life in its fullest form.

For information, call 0776566289 or +39 3348094290.

## Certification

**Energy Class:** A1

## Features

Code: AC99-149-1675

Reason: Sale

Categoria: Villa

Address: Via Ronca, snc

Zip Code: 3038

Municipality: Roccasecca

Total Square Meters: 253 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: Restored

Level: On two-levels

Heating: Heating

Parking: Carport

Balconies: Present

Garden: Private

Kitchen: Regular Kitchen

Tv Antenna : Autonomous

Porch

Tv SAT : Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring : By Law

Shower

Aluminum Frames

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

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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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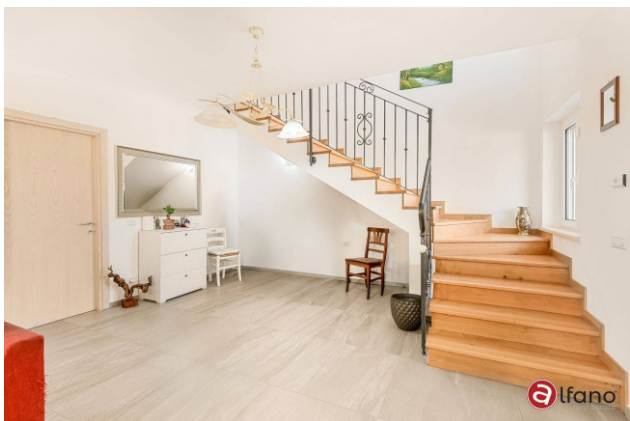
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