

detached house for sale in Roccasecca

€ 190.000

Ref. AC99-149-1679



260 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

"Irma House"

In Roccasecca, on Via Gerardi, we offer for sale an attractive detached house with a garden and small olive grove, immersed in the quiet Ciociaria countryside yet just minutes from the town center and main services.

Roccasecca, a charming village in the province of Frosinone, is a place rich in history and charm, known as the birthplace of Saint Thomas Aquinas.

The location is particularly strategic: well-connected via the Roccasecca train station, located on the Rome-Cassino-Naples line, and close to the A1 motorway exit, which allows easy access to Rome and Naples in just over an hour.

The home is located in a quiet, panoramic area, ideal for those seeking an oasis of serenity without sacrificing the convenience of main roads.

The house, built in 2000, is in excellent condition and requires no work: it is ready to be inhabited.

It is spread over two levels, with a total surface area of approximately 260 m², of which approximately 91 m² are on the ground floor, approximately 46 m² in the basement, approximately 35 m² of garage, approximately 36 m² of wooden porch on the ground floor, approximately 45 m² of porch in the basement and approximately 8 m² of the oven with a roof. It stands on a plot of approximately 2,020 m², completely fenced.

The setting is made unique by a meticulously kept garden and a small, perfectly maintained olive grove, which gives the entire property an authentic, Mediterranean atmosphere.

Outside, the house enjoys a spacious paved courtyard, ideal for parking multiple vehicles and for fully enjoying the

outdoor spaces.

Several amenities complete the property: a meticulously constructed wood-fired oven, perfect for outdoor lunches and dinners, storage rooms that can easily be converted into garages or hobby rooms, and a large and inviting covered wooden veranda offering panoramic views of the surrounding valley.

Inside, the home welcomes you with a bright living room with an open-plan fireplace, where the living area and kitchen harmoniously coexist, in a warm and familiar atmosphere with direct access to the outdoor veranda.

A large hallway then leads to the sleeping area, consisting of three bedrooms, two of which have a connecting balcony, and a spacious bathroom with a bathtub.

The basement features a large utility room, currently used as a storage room, but with great potential for transformation: it could become a tavern, a study, a gym, or an additional living space according to the future owner's needs.

The house is equipped with independent LPG heating with tank and thermo-fireplace, radiant panels and air conditioning.

This property is an ideal solution for those who want to live surrounded by nature, in a private and relaxing setting, yet well-connected and close to the main centers.

A house ready to move into, cared for down to the last detail, perfect as a primary residence or as a country retreat for leisure.

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

Certification

Energy Class: E

Features

Code: AC99-149-1679	Reason: Sale
Categoria: detached house	Address: Via Gerardi, 15/A
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 260 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 7
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 2000	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
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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