

detached house for sale in Roccasecca

€ 180.000

Ref. AC99-149-1680



130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

"Molise House"

In a quiet, residential, and mostly well-served area of Roccasecca, on Via Molise, we offer for sale a property that combines convenience, space, and potential.

A detached house ready to move into, surrounded by greenery, with amenities and building land, perfect for those seeking independence and a tailor-made future.

The approximately 130 m2 home is located entirely on the mezzanine floor, ensuring practicality and comfort in every room.

A large, bright entrance welcomes you and leads to a kitchen with a fireplace. Next door, a spacious living room offers light and harmony, ideal for moments of relaxation and conviviality.

The sleeping area includes two/three welcoming bedrooms and two bathrooms (one of which is external in the storage area), perfect for meeting the needs of a family or anyone looking for comfortable and well-organized spaces.

Outside, the house is completely fenced and enhanced by a beautiful porch overlooking the garden, partly paved and partly ornamental, a small, peaceful corner where you can enjoy the pleasure of the outdoors in every season.

The property is completed by useful and versatile accessories, such as a storage room, warehouse and cellar, ideal as work spaces, hobby rooms or storage.

The heating is independent with LPG, the double-glazed PVC windows ensure thermal and acoustic comfort, and the overall condition of the property is good, ready to be occupied without immediate intervention.

The real added value of this property is the approximately 1,700 m2 of building land, which offers unique potential: space to expand, build a second home, or simply invest in an asset destined to grow over time.

A flexible opportunity: the house can be sold together with the land or separately, depending on the buyer's needs.

The location is truly strategic: Roccasecca is a lively and welcoming town in the heart of Ciociaria, served by a railway station on the Rome-Naples line, close to the A1 motorway and a few kilometres from Cassino.

From here you can easily reach Rome (100 km), Naples (90 km), the sea of Formia and Gaeta (50 km) and the surrounding mountains.

This home represents the perfect fusion of tranquility and connection, of immediate comfort and future perspective.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1680	Reason: Sale
Categoria: detached house	Address: Via Molise, 3
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 130 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Good	Level: Mezzanine
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1967	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Aluminum 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.

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



