

farmhouse for sale in Roccasecca

€ 460.000

Ref. AC99-149-1687



310 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 9

"Casale Nevali"

In a charming corner of the Roccasecca countryside, on Via Nevali, where the landscape opens up between rolling hills and green expanses, stands this charming stone farmhouse, a home that combines the charm of tradition with the comfort and solidity of a modern renovation.

The property is located in a flat, sunny, and private location, ideal for those seeking tranquility and privacy without sacrificing proximity to major services and roads.

Here, time seems to slow down, and every detail speaks of the care and passion with which this house has been restored to its former splendor.

The farmhouse, measuring approximately 310 m2 in total, is spread over two perfectly distributed levels.

On the ground floor, a large entrance hall leads to the double living room: a warm and welcoming space, made unique by the stone fireplace and the unique staircase, also made of natural stone, which becomes an authentic furnishing element. The spaces are large, bright and perfect for enjoying moments of conviviality or quiet family time.

On the same level there is a bedroom, a hallway and a bathroom, also ideal for guests or to create a comfortable living-sleeping area on the floor.

Going upstairs, the sleeping area opens up: four large bedrooms, all with panoramic views of the surrounding greenery, and two modern and functional bathrooms.

Each space is designed to ensure comfort, privacy, and the pleasant sensation of living in an authentic place rich in

history.

Outside, the property offers spaces and views of rare beauty.

An elegant chestnut porch of approximately 50 square meters invites you to enjoy outdoor living in any season: perfect for summer breakfasts, lunches with friends, or dinners under the stars.

Next door, a large warehouse of approximately 50 m2 offers practicality and the possibility of using it as a workshop, tool shed, or space for hobbies and agricultural activities.

The land surrounding the farmhouse extends for approximately 60,000 m2 (6 hectares), partly wooded and partly cultivated, with olive trees (50 plants), fruit trees and a well-kept garden that frames the house.

The presence of three wells ensures plenty of water for every need.

This property is a place where natural beauty meets the solidity of rural roots, where every stone tells a story and every view invites relaxation.

It is ideal as a primary residence for those dreaming of living in an authentic and peaceful setting, but also as a holiday home, charming accommodation facility, or farm.

The location is strategic and well-connected: the center of Roccasecca is only 2 km away, the Rome-Naples motorway exit is 8 km away, while Rome and Naples are approximately 100 km and 90 km away, respectively.

In less than an hour you can reach the beaches of Formia, Gaeta, and Sperlonga, as well as the Ciociaria mountains, perfect for excursions and holidays in any season.

A property of rare charm, where stone, wood, and light blend in perfect harmony, ready to welcome those seeking an authentic experience of life in the Lazio countryside, with all the comforts of modernity and the thrill of history.

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

Features

Code: AC99-149-1687	Reason: Sale
Categoria: farmhouse	Address: Via Nevali, 25
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 310 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 9
State of Preservation: Excellent	Level: On two-levels
Heating: Heating	Parking: Carport
Age Construction: 1900	Balconies: Present
Terrace: Present	Garden: Private, 4.000 sq.m.
Kitchen: Regular Kitchen	Box: Double
Terrace	Tv Antenna : Autonomous
Porch : 50 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Aluminum Frames	

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	





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