

## detached house for sale in Roccasecca

### € 190.000

### Ref. AC99-149-1696



**204 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7**

#### "Station House"

In Roccasecca, in a residential area and a short walk from all the main services, we offer for sale a detached house of approximately 204 m2 on two levels, consisting of seven spacious and bright rooms.

On the ground floor we find an entrance that leads to a large living room with kitchen and a bathroom.

Going up to the first floor, connected internally by a comfortable marble staircase, we find two bedrooms and a further bathroom.

The home offers spacious and functional spaces, designed for comfort and freedom of movement, and features a beautiful terrace, ideal for relaxing outdoors, enjoying the sun and the surrounding tranquility.

The property includes a garden of approximately 800 square meters, flat and versatile, offering numerous possibilities: creating a small garden, cultivating a vegetable garden, creating recreational areas, or simply enjoying the open space in complete freedom.

The land is currently unfenced, allowing you to organize the spaces according to your needs and ideas.

At the back of the house there is also a large porch of approximately 120 m2 with an adjoining cellar, to be finished and customized according to your needs.

This extra space can be used for storage, warehousing, a workshop, or converted to suit your individual needs, adding further value and functionality to the property.

Roccasecca is a quiet town, surrounded by nature, yet well-connected and equipped with all the main services.

Its strategic location, between Rome and Naples, allows for easy access to the main roads and surrounding areas, ensuring an excellent balance between serenity and convenience.

This home represents a unique opportunity for those seeking a detached property with spacious interiors and exteriors, customizable to their needs, in a quiet setting yet close to all amenities.

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

## Certification

**Energy Class:** G

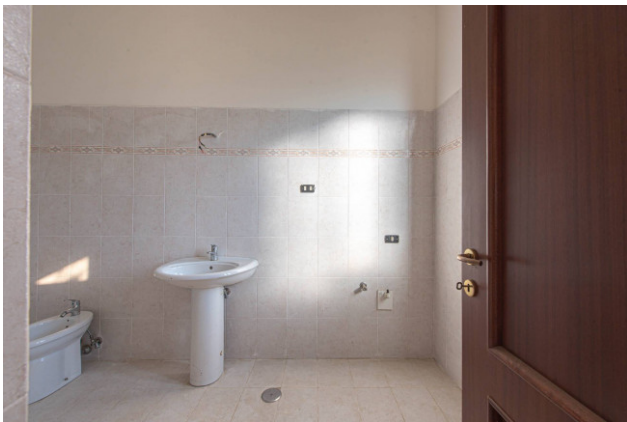
## Features

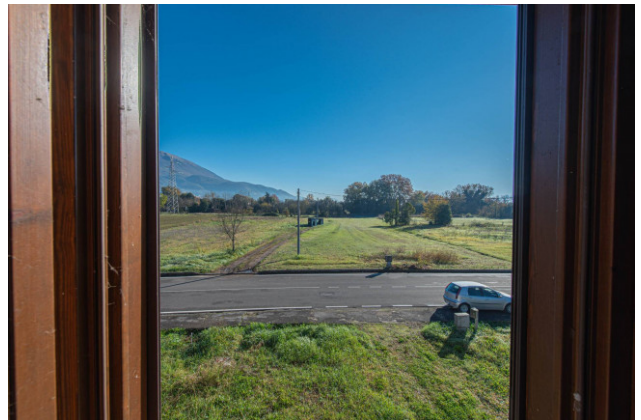
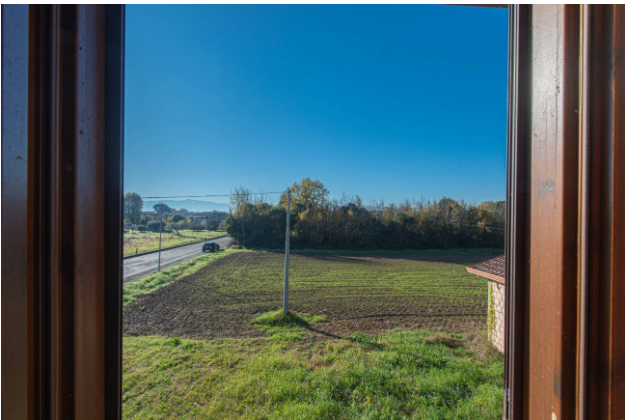
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|--------------------------------|----------------------------|
| Code: AC99-149-1696            | Reason: Sale               |
| Categoria: detached house      | Address: Via Toscana, 128  |
| Zip Code: 3038                 | Municipality: Roccasecca   |
| Total Square Meters: 204 sq.m. | Bedrooms: 2                |
| Bathrooms: 2                   | Rooms: 7                   |
| State of Preservation: Good    | Level: On two-levels       |
| Heating: Heating               | Parking: Uncovered Parking |
| Balconies: Present             | Terrace: Present           |
| Garden: Private, 800 sq.m.     | Kitchen: Regular Kitchen   |
| Terrace                        | Tv Antenna : Autonomous    |
| Porch                          | Tv SAT : Autonomous        |
| Closet                         | ADSL Coverage              |
| Cellar                         | Fastweb Coverage           |
| Telephone System               | 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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