Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - 03038 Roccasecca (FR)
0776566289--077623036

semi-detached house for sale in Rocca d'Arce

€ 89.000

Ref. AC99-149-1708



114 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

"House of the Square"
In the charming and authentic setting of the historic center of Rocca d'Arce, a village of ancient origins that still retains all the charm of a thousand-year-old town perched on a rocky spur over 500 meters above sea level with spectacular views of the Liri Valley, stands an elegant, traditional home with a historic character, ready to seduce those seeking a home with great potential in the heart of Ciociaria, Lazio.
This property, approximately 114 m2 on two levels, is in good condition and, with a little updating, could be restored to its former glory, becoming a true residential gem or a holiday home with strong tourist appeal.
The entrance opens onto a room that houses an eat-in kitchen with a fireplace, perfect for creating a warm and convivial atmosphere, a welcoming living room and another room currently used as a bedroom, but easily configurable according to the buyers' needs, as well as a useful space under the stairs ideal for a washing machine and laundry area.
A comfortable internal staircase leads up to the first floor, where two well-proportioned bedrooms and a bathroom complete the sleeping area, ensuring privacy and comfort.
Each room enjoys natural light and characteristic views of the alleys and the village square.
Worthy of note is the panoramic balcony overlooking the entire valley, a unique space from which to admire unforgettable sunsets and breathe in the pure, fresh air that characterizes the village, described by many as a true natural balcony over the Liri Valley.
Another exceptional plus for the historic center is the approximately 23 m2 garage, a rarity in a village where parking

space is often limited.
This additional space makes the property ideal not only as a permanent residence, but also as an investment for tourist rentals or short-term rentals, attracting those who wish to live or stay in a charming historical setting.
The property is conveniently located near major roads: easily reached by car from the SS6 Casilina, passing through the nearby town of Arce, and with easy access to the A1 motorway (Ceprano exit) for quick connections to Rome and southern Italy. It is also served by public transport and nearby bus stops, with easy access to train stations and bus terminals for regional connections.
Finally, the solution is equipped with all connected utilities and a mixed fiber internet connection, ready to welcome without any type of system intervention.
This house represents an extraordinary opportunity for those who wish to blend everyday life with the experience of an authentic historic village, rich in tradition, culture, and nature, and with potential for residential and hospitality development.
For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1708	Reason: Sale
Categoria: semi-detached house	Address: Via Conte Diopoldo, 2
Zip Code: 3030	Municipality: Rocca d'Arce
Total Square Meters: 114 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Carport
Balconies: Present	Kitchen: Regular Kitchen
Box: Single, 23 sq.m.	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	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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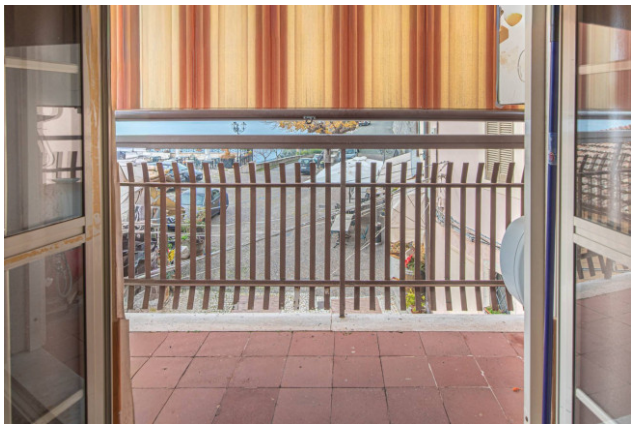






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