

typical historical house for sale in Roccasecca

Centro storico

€ 159.000

Ref. AC99-149-1710



297 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

"House of the Fountain"

In the authentic heart of the historic center of Roccasecca (FR), at Via Cappella n. 2, stands this charming historic home, a residence of great character that combines the charm of tradition with the convenience of large and perfectly usable spaces.

Roccasecca is a town rich in history and identity, known as the birthplace of St. Thomas Aquinas and for its charming old town overlooking the Liri Valley. It is a peaceful yet strategically located town, well-connected by the Rome-Naples railway station, the proximity to the A1 motorway (Ceprano toll booth), and the SS 82 Valle del Liri road, providing easy access to Rome, Naples, and the entire surrounding area.

The building extends over a total area of approximately 297 square meters, spread over three levels, and is striking from the first glance with its characteristic entrance, embellished with refined stone finishes, which tell the story and soul of the building.

Once you cross the threshold, you are welcomed into large, well-proportioned spaces, where everyday livability blends with the elegance of a home from another era.

The living area consists of a large eat-in kitchen, ideal for family life and convivial moments, equipped with a guest bathroom, and a large, bright living room, perfect as a reception area or relaxation space.

A particularly noteworthy feature is the internal marble staircase, which harmoniously connects the various floors of the home and leads to the sleeping area, which features three generously sized bedrooms, all characterised by excellent natural light and a welcoming atmosphere.

Serving the sleeping area are two additional bathrooms, one with a shower and the other with a bathtub, designed to ensure comfort and functionality for both family and guests.

Completing this unique property is a splendid stone cellar, with wooden ceilings and a fireplace, currently used as a hobby room. This authentic and versatile space is ideal as a tavern, relaxation area, or convivial space, further enhancing the property's historic character.

The house is equipped with all utilities, has independent heating with convectors and hot/cold air conditioning, ensuring comfort in every season.

The general condition is good and the property is habitable immediately, without the need for immediate interventions.

This home is an ideal solution for those who want to live in the historic center, immersed in the history and beauty of Roccasecca, without sacrificing spaciousness, modern conveniences, and excellent transport links.

A home that is not just a place to live, but an experience to be lived.

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

Certification

Energy Class: G

Features

Code: AC99-149-1710	Reason: Sale
Categoria: typical historical house	Address: Via Cappella, 2
Zip Code: 3038	Municipality: Roccasecca
Zona: Centro storico	Total Square Meters: 297 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 9	State of Preservation: Good
Level: Buildings	Total Floor: 3
Heating: Heating	Balconies: Present
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
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

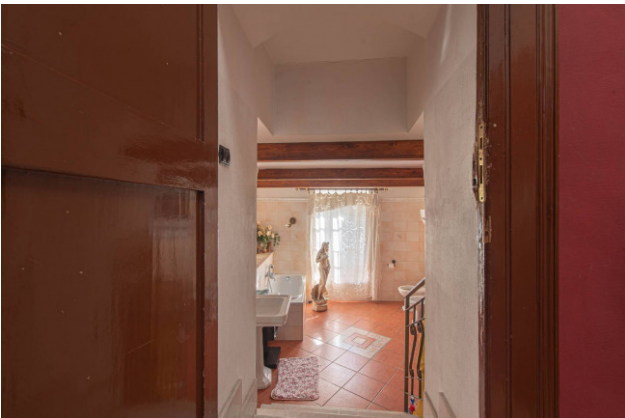
Shopping Centers

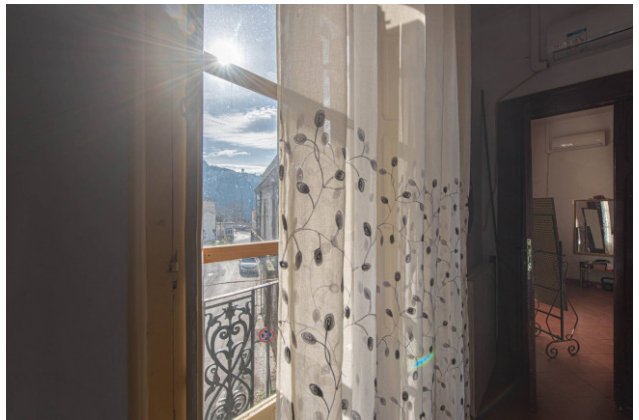
Municipal Offices











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