

Apartment for sale in Roccasecca

€ 150.000

Ref. AC99-149-1766



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

"House on Via Po"

In the heart of Roccasecca, a charming town in the province of Frosinone known as the birthplace of Saint Thomas Aquinas and appreciated for its strategic location between Rome and Naples, we offer for sale an attractive apartment located on Via Po.

The property is located in a quiet and well-served residential area, ideal for those who want to live in a private setting without sacrificing the convenience of public transport.

Roccasecca is easily accessible thanks to its proximity to Roccasecca Station, located on the Rome-Cassino-Naples railway line, and the Pontecorvo-Castrocielo A1 motorway toll booth, just a few kilometers away, as well as the Casilina state road, which guarantees rapid connections to the main towns in the area.

The home is entirely on the ground floor and offers a floor area of approximately 107 m², making it particularly comfortable and functional for all age groups.

From the very first moment, you'll be struck by the spacious, exclusive outdoor spaces: a splendid paved courtyard, enhanced by an elegant covered porch, is the ideal place to relax outdoors, host lunches and dinners with friends and family, or simply enjoy the tranquility of your own home.

Completing the exterior is a small garden that adds a pleasant touch of greenery and privacy to the entire property.

The entrance leads to the interior spaces, characterised by generous and well-distributed spaces.

The eat-in kitchen offers all the comforts needed for everyday life and is ideal for family gatherings.

The living room, spacious and bright thanks to its windows overlooking the outside, is the heart of the home, a welcoming and versatile space where you can spend pleasant moments of relaxation.

The sleeping area includes two generously sized bedrooms, particularly bright and sunny, ensuring comfort and tranquility.

The bathroom with bathtub is functional and well-maintained, while a practical storage room under the stairs allows you to better organize the domestic spaces.

Of particular interest is the presence of a study with a private entrance, an extremely versatile space that can be used as a professional office, hobby room, guest room, smart working area, or as an additional space that can be customized to suit your needs.

The property is in excellent condition and is immediately habitable, with no need for any renovations.

It has all active utilities, air conditioning and finishes that demonstrate the constant care of the property over time.

The equipment is completed by a practical external sheet metal warehouse, particularly useful for storing garden tools, bicycles and storage materials.

This property represents an ideal opportunity for those seeking a move-in ready home with outdoor spaces rarely found in apartments, located in a quiet yet well-connected residential area.

For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1766	Reason: Sale
Categoria: Apartment	Address: Via Po, 4
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 107 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Excellent	Level: Ground Floor
Heating: Heating	Parking: Uncovered Parking
Garden: Private	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Air-Conditioned	Telephone System
Wiring : By Law	Shower
Wooden Window 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

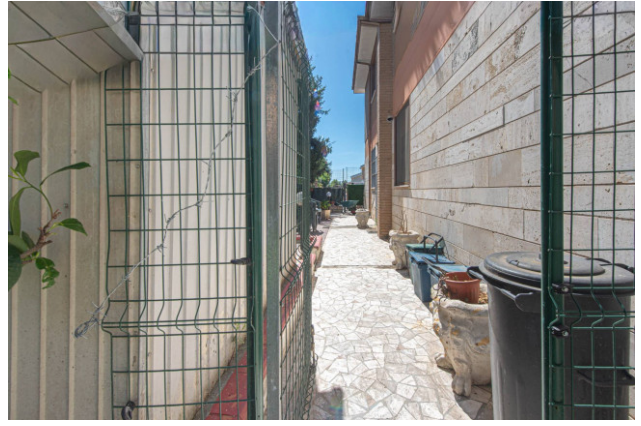
Municipal Offices











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