

# Apartment for sale in Roccasecca

## Stazione

### € 95.000

### Ref. AC99-149-1768



**120 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

#### "Station House"

In Roccasecca, in a quiet and well-connected area, we offer for sale an interesting apartment located on Via Domenico Torriero, on the first floor of a two-story building.

An ideal solution for those seeking large, bright spaces with plenty of potential, perfect both as a primary residence and as a real estate investment.

The property spans approximately 120 square meters and immediately strikes with the abundant natural light that permeates every room and the particularly airy and well-organized interior spaces. The entrance leads into a comfortable living area consisting of an eat-in kitchen with direct access to the balcony and a spacious living room with a study, also accessed from a balcony, creating livable and pleasant spaces throughout the day.

The sleeping area hosts two spacious bedrooms and a bathroom.

The apartment is in good overall condition and is ready to move into; with minor routine maintenance, it could easily be transformed into a modern, elegant, and perfectly enhanced space.

One of the property's highlights is undoubtedly the private garden of approximately 200 square meters located at the rear of the building, a valuable and versatile space where you can create a relaxation area, a vegetable garden, a play area, or simply enjoy moments outdoors in complete privacy.

The property includes a convenient private garage of approximately 22 square meters, which offers direct access to the building's entrance hall, a rare convenience that is particularly appreciated in any season.

The location of the property represents a further added value.

Roccasecca is a picturesque town in the province of Frosinone, known as the birthplace of St. Thomas Aquinas and appreciated for its tranquility, natural landscapes, and quality of life. The town is well-connected thanks to its proximity to the Casilina State Road and the Pontecorvo-Castrocielo toll booth on the A1 "Autostrada del Sole" motorway, about 10 km away, which allows easy access to both Rome and Naples. Furthermore, the Roccasecca train station, located on the Rome-Cassino-Naples line, provides frequent connections to Rome Termini, Cassino, Frosinone, and Naples, making it ideal for those who need to commute daily.

A property with great potential, featuring generous living spaces, exclusive outdoor spaces, and all the comforts needed for a peaceful stay, in one of the quietest and most convenient areas of Ciociaria. A true opportunity not to be missed.

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

## Certification

**Energy Class:** G

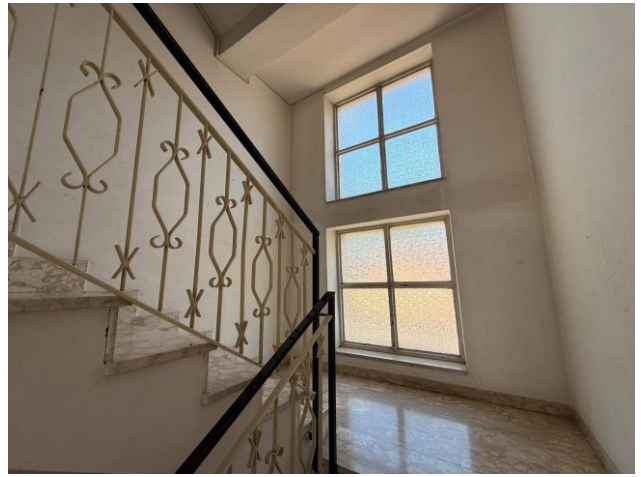
## Features

Code: AC99-149-1768	Reason: Sale
Categoria: Apartment	Address: Via Domenico Torriero, 45
Zip Code: 3038	Municipality: Roccasecca
Zona: Stazione	Total Square Meters: 120 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 6	State of Preservation: Good
Level: 1	Total Floor: 2
Heating: Heating	Parking: Carport
Balconies: Present	Garden: Private, 200 sq.m.
Kitchen: Regular Kitchen	Box: Single, 22 sq.m.
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	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	





**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603





**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603



**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036  
info@alfanorealestate.com - <https://www.alfanorealestate.com/en>  
VAT 02679640603