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 Fraioli

€ 42.000

Ref. AC99-149-1776



170 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6

"The House at Fraioli"
In Rocca d'Arce, in a quiet residential area on Via Fraioli, we offer for sale a semi-detached house with an exclusive courtyard and private fenced garden. This is an ideal solution for those seeking a private, family-friendly setting without sacrificing space and customization options.
The home, approximately 170 square meters in total, is spread over two levels and is in good overall condition, although it requires some modernization and renovation work to restore all of its original charm and fully realize its considerable residential potential.
On the ground floor is the living area, characterized by large and bright rooms.
The welcoming living room is the heart of the home and enjoys a pleasant view of the large outdoor porch, a perfect space for relaxing outdoors, hosting lunches and dinners with friends and family, or simply enjoying the tranquility of the property.
The eat-in kitchen, embellished by the presence of a fireplace, retains the warmth and atmosphere of homes of the past, offering a convivial and functional environment for everyday life.
Going up to the first floor via a comfortable internal staircase, you access the sleeping area, consisting of three spacious bedrooms, designed to ensure comfort and privacy for the whole family.

One of the bedrooms has a private terrace, ideal for relaxing outdoors.
Completing the floor is a bathroom and a practical closet in one of the bedrooms. Thanks to its size and location, it can easily be transformed into a refined walk-in closet as part of a future renovation project.
The property represents an interesting opportunity both for those seeking a primary residence and for those wishing to invest in a property with great potential for growth, including the option of short-term rental.
The house also enjoys a large private garden with secondary access directly from the road.
The location in a well-populated residential area, combined with the presence of the exclusive courtyard and garden, make this home a solution rich in potential, ready to be reinterpreted according to the tastes and needs of future owners.
For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1776	Reason: Sale
Categoria: semi-detached house	Address: Via Fraioli, snc
Zip Code: 3030	Municipality: Rocca d'Arce
Zona: Fraioli	Total Square Meters: 170 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 6	State of Preservation: To Be Cleaned
Level: On two-levels	Heating: Heating
Parking: Uncovered Parking	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Telephone System	Shower
Aluminum 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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