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

for sale in Roccasecca
€ 397.000
Ref. AC99-149-1788



500 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 10

"The Oak Grove"
In the heart of one of Roccasecca's quietest and most sought-after residential areas, on Via Querceto, we offer for sale a truly unique property: a detached house with spacious commercial spaces on the ground floor, a living space on the first floor, and a large private garden. This property is ideal for entrepreneurs, professionals, large families, and investors seeking a property with extraordinary potential.
Roccasecca, the birthplace of St. Thomas Aquinas, is one of the most dynamic centers in the province of Frosinone, appreciated for its quality of life, numerous services, and strategic location.
The town is well-connected thanks to the train station, which provides convenient access to Rome, Cassino, and Naples. Its proximity to the Casilina Regional Road and the Pontecorvo-Castrocielo toll booth on the A1 Milan-Naples motorway allow for quick connections throughout the surrounding area.
An ideal location for living in a private setting without sacrificing the convenience of travel.
What makes this property truly special is the perfect combination of living spaces and commercial space, offering endless possibilities for use and development.
The ground floor houses approximately 320 square meters of commercial space, featuring spacious, versatile spaces that can easily be adapted to any business need. Previously, they housed a restaurant, while today, part of the space is regularly used for training and leisure activities, demonstrating their remarkable flexibility and functionality.
Thanks to their generous dimensions, internal layout, and easily accessible location, these spaces represent a rare

opportunity for a restaurant, pizzeria, reception hall, corporate office, medical center, gym, beauty salon, service center, executive offices, a commercial business, or a multipurpose space.
The possibilities are practically limitless and allow you to shape the environments according to your business project.
Going up to the first floor we find the main residence, ready to be lived in immediately and kept in excellent condition.
The rooms are spacious, bright and perfectly distributed to ensure maximum living comfort.
The living area features a large and bright kitchen, ideal for everyday life, flanked by a welcoming living room designed for relaxing family moments.
The sleeping area features three generously sized bedrooms and a large, functional, and comfortable bathroom, making this home perfect for large families.
The exterior of the property represents one of its most important strengths.
At the front we find a large fully paved courtyard, embellished by the presence of two independent entrances, both equipped with a driveway gate and a pedestrian entrance.
An extremely rare feature that allows the residential section to be easily separated from the commercial section, ensuring independence, privacy, and optimal space management.
This configuration also makes the property ideal for those who want to live and work in the same place or dedicate part of the property to income.
At the back of the house is a magnificent private garden of approximately 1500 square meters, a private green space where you can fully enjoy every season.
Here you can create a splendid relaxation area, install a swimming pool, organize outdoor dinners, create a play area for children, or design an elegant ornamental garden.
A real added value that makes this property even more exclusive and difficult to find on the market.
The entire property represents an extremely versatile solution, capable of adapting to multiple needs.
It's perfect for those who want to relocate their business to a flagship location while maintaining the convenience of living in the same building, but also for those seeking an investment designed to generate income through the rental of commercial premises and a home.
At the same time, it represents an excellent opportunity for businesses and investors interested in valorizing a property with unique characteristics in one of the most sought-after areas of Roccasecca.
A solution capable of combining home, work, and investment in a single property, offering virtually unlimited development prospects and a value destined to increase over time.
For further information and/or on-site visits, call 0776566289 or 3487607909. For English speakers: 00393348094290.

Features

Code: AC99-149-1788	Reason: Sale
Address: Via Querceto, 11	Zip Code: 3038
Municipality: Roccasecca	Total Square Meters: 500 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 10	State of Preservation: Excellent
Level: On two-levels	Heating: Heating
Parking: Carport	Balconies: Present
Garden: Private, 1.500 sq.m.	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	

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	

















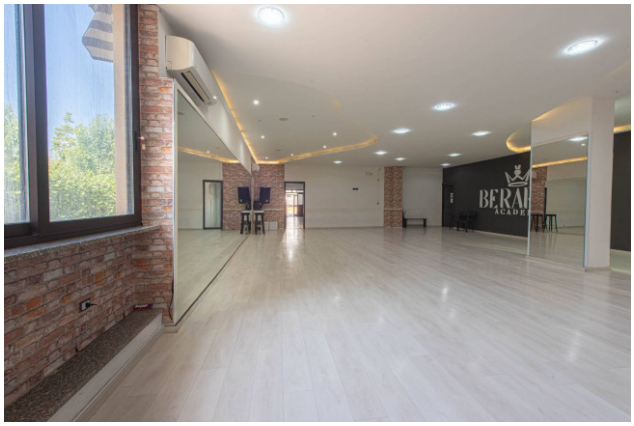
Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - https://www.alfanorealestate.com/en
VAT 02679640603

















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















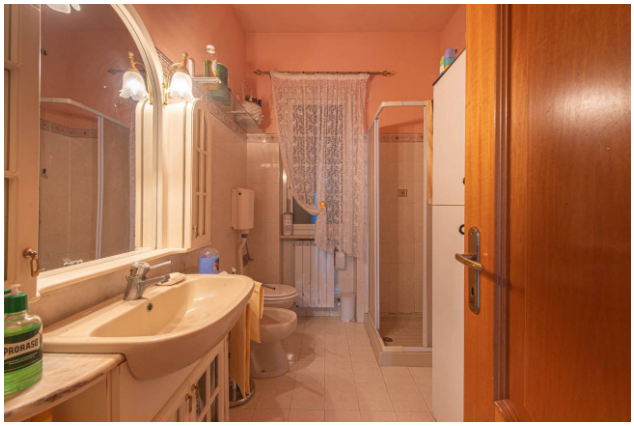


Alfano Real Estate S.r.l.
Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
info@alfanorealestate.com - https://www.alfanorealestate.com/en
VAT 02679640603

















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