
Villa for sale in Roccasecca

€ 170.000

Ref. AC99-149-1789



290 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

"Hadrian's Villa"

Nestled in the tranquil countryside of Roccasecca, on Via Paniglia Quarta, we offer for sale a charming detached villa of approximately 290 square meters, surrounded by a wonderful garden. It is an ideal solution for those seeking a private setting, surrounded by greenery and featuring spacious interiors and exteriors.

The property is located in a quiet but well-connected area.

Roccasecca, the birthplace of St. Thomas Aquinas, is one of the most important centers in the province of Frosinone and is particularly appreciated for its quality of life and strategic location.

The town has its own train station, which provides rapid connections to Rome, Cassino, and Naples, while the nearby Pontecorvo-Castrocielo toll booth on the A1 Milan-Naples motorway and the Casilina Regional Road provide easy access to the area's main destinations.

The villa is spread over three levels, offering spacious rooms and numerous customization options.

On the ground floor, there is a beautiful porch, a large garage, and several unfinished rooms. Their generous dimensions make them a valuable addition for anyone looking to create a tavern, hobby room, professional studio, gym, or additional living space.

A level full of potential, ready to be shaped according to the needs of the future owner.

A comfortable internal staircase leads to the first floor, where the main house is located, already habitable and in good general condition.

The rooms are bright, well-arranged, and require only minor routine maintenance to restore their full splendor. The living area consists of a spacious eat-in kitchen and a large living room with a fireplace, ideal for everyday life and for hosting friends and family, while the sleeping area has three large bedrooms and two bathrooms, one with a bathtub. The numerous balconies guarantee excellent exposure and offer pleasant views of the surrounding greenery. The windows are equipped with electric roller shutters, a feature that ensures greater comfort and convenience in managing the home.

On the top floor, there's a usable attic in its unfinished state, a space with excellent potential that could be finished and transformed into additional living spaces, a relaxation area, a study, or a separate apartment, depending on your needs. Making this property even more exclusive is the magnificent 2,900 m2 garden, which surrounds the villa, ensuring privacy, tranquility, and direct contact with nature.

The large outdoor spaces offer endless possibilities for use: from building a swimming pool to a dedicated leisure area, to the creation of an elegant ornamental garden or an orchard.

This villa is ideal for large families, those who want to live away from the chaos of the city without sacrificing amenities, or those looking for a property with great potential to grow over time.

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

Certification

Energy Class: G

Features

Code: AC99-149-1789	Reason: Sale
Categoria: Villa	Address: Via Panniglia IV, snc
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 290 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 10
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Carport	Balconies: Present
Garden: Private, 2.900 sq.m.	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Jacuzzi
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













