
whole building for sale in Roccasecca

Stazione

€ 130.000

Ref. AC99-149-1790



308 sq.m. | Rooms: 10

In the heart of Roccasecca station, on Via Garigliano, we offer for sale an interesting freestanding building with great potential, an ideal solution for those wishing to carry out a property redevelopment project in one of the most well-known locations in the province of Frosinone.

Roccasecca, the birthplace of St. Thomas Aquinas, is a strategic hub in the Liri Valley, renowned for its quality of life and excellent connections to the rest of the region.

The municipality is served by the Roccasecca train station, which provides connections to Rome, Cassino, and Naples, and is easily accessible via the Casilina Regional Road and the nearby Pontecorvo-Castrocielo toll booth on the A1 Milan-Naples motorway, making it an attractive destination both for those wishing to live in the area and for those looking to invest in the local real estate market.

The property is spread over two levels and represents a rare opportunity for those seeking a property they can fully customize to their needs.

On the ground floor we find a large commercial space of approximately 140 m2, previously used as a bakery.

The property retains all the features necessary to be restored to its original purpose or converted into any other commercial, artisanal, or professional activity, thanks to its large surface area and easily accessible location. The space is currently unused and in need of renovation, offering the opportunity to be designed and finished for a future business.

Through the building you reach the first floor, where there is an apartment of approximately 168 m2, completely in need of renovation.

The generous dimensions allow for the spaces to be redesigned according to the most modern living criteria, creating a spacious main residence or multiple units, should you wish to maximize your return on investment.

The home also features an exclusive courtyard of approximately 198 square meters, a valuable outdoor space that adds significant value and can be used as a relaxation area, garden, private parking, or social space.

The entire building is in such poor condition that it requires complete renovation, but it is precisely this characteristic that makes it particularly attractive to businesses, investors, and private individuals looking for a property to enhance.

The large surfaces and layout allow for numerous design solutions: from creating a commercial business on the ground floor with a living space upstairs, to creating an income-generating property by renovating the space for rental and reserving the apartment as a primary residence or additional investment.

Thanks to its structure, location, and potential for transformation, this building represents a rare opportunity for those seeking to invest in a property with high potential for value. This solution combines business, housing, and investment in a single property, offering the opportunity to breathe new life into a building rich in potential in the heart of Roccasecca.

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

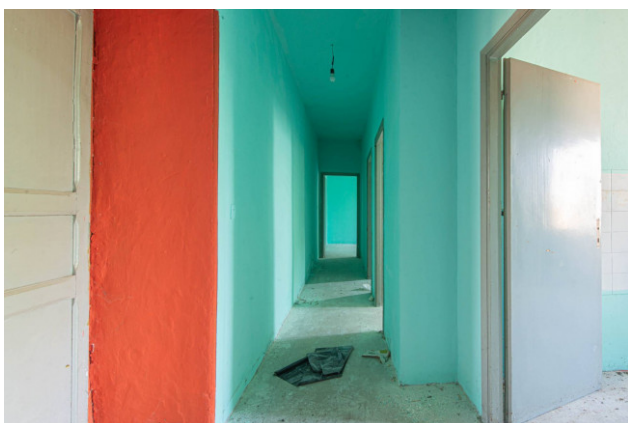
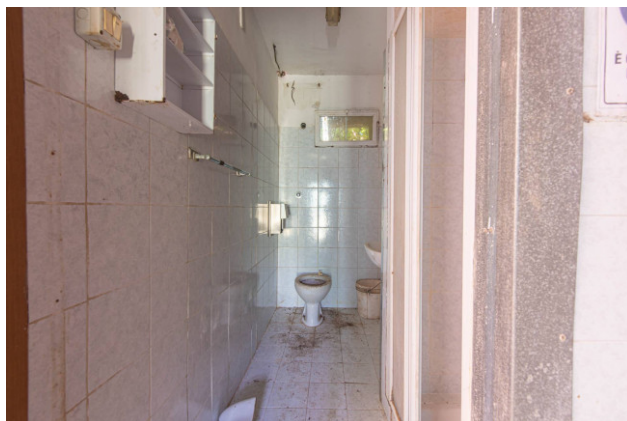
Features

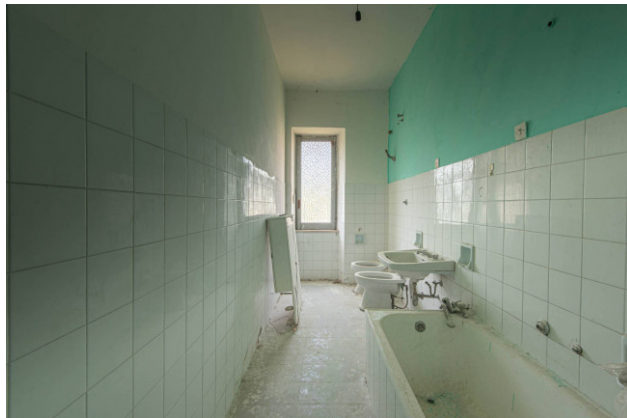
Code: AC99-149-1790	Reason: Sale
Categoria: whole building	Address: Via Garigliano, 3
Zip Code: 3038	Municipality: Roccasecca
Zona: Stazione	Total Square Meters: 308 sq.m.
Rooms: 10	State of Preservation: Be Restored
Level: On two-levels	Parking: Uncovered Parking
Garden: Private, 198 sq.m.	Kitchen: Regular Kitchen
Closet	ADSL Coverage
Fastweb Coverage	Telephone System
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	









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