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

detached house for sale in Roccasecca

€ 145.000

Ref. AC99-149-1800



217 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7

"Angela House" In the charming area of Roccasecca, precisely in Via San Pietro a Campea, we offer for sale a characteristic detached house with land, ideal for those who wish to live in a quiet setting surrounded by greenery, without giving up the convenience of having the main towns and services within easy reach. The property is spread over two levels of approximately 217 square meters and offers well-distributed spaces, with spaces that can easily adapt to the different needs of a family. On the ground floor, there is a pleasant kitchen-dining area, a bathroom, a storage room, and additional utility rooms. There is also a cellar, which is particularly useful as a storage space for equipment, supplies, or anything else you want to have available without taking up the main rooms of the house. An internal staircase leads to the upper floor, which is primarily dedicated to the sleeping area. This floor comprises several bedrooms, a bathroom, a hallway, and a large balcony that offers a pleasant private outdoor space and allows you to enjoy the tranquility of the surrounding area. What makes this property particularly attractive is the approximately 7,000 m2 of land surrounding the house, a feature increasingly sought after by those looking to purchase a detached home. Outdoor spaces offer numerous possibilities for use: they can be transformed into a large private garden, an area dedicated to relaxation and outdoor dining, or used to cultivate a vegetable garden or maintain a small green space for the family. But it is above all the panoramic position that gives this property a truly special charm. From the house and the outdoor spaces, you can admire a magnificent view of the Liri Valley, with a panorama that opens towards the majesty of Monte Cairo, creating an evocative scene that always changes depending on the light and the seasons. The view also encompasses some of the area's most characteristic sites, from the Castle linked to the history of St. Thomas Aquinas, perched on the heights of

Roccasecca, to the charming villages of Colle San Magno and Roccasecca, which fit harmoniously into the Ciociaria landscape. This view not only adds value to the property, but is also a true experience to be enjoyed every day, with the opportunity to enjoy the sunsets, colors, and views that make this location particularly captivating. Roccasecca's location represents a further strong point. The town, rich in history and traditions, is best known for its connection with Saint Thomas Aquinas, for the evocative Castle of the Counts of Aquino, and for its characteristic historic village. The area also offers an interesting natural heritage, with the mountains and valleys surrounding the town and the evocative Melfa Gorges. The location also allows for easy access to the area's main towns and major roads, with the Via Casilina nearby and convenient connections to Cassino, Pontecorvo, Sora, and Frosinone. The nearby Roccasecca train station also offers convenient access to nearby towns. The property also features large ancillary rooms and a cellar, elements that further enhance the home's functionality and make it particularly suitable for those needing space, both inside and out. The house presents itself as a solution with an authentic character, perfect for those who want to personalize their home and transform it into a welcoming and comfortable place, while maintaining the charm and tranquility typical of homes immersed in the Ciociaria countryside. For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1800	Reason: Sale
Categoria: detached house	Address: Via San Pietro a Campea, snc
Zip Code: 3038	Municipality: Roccasecca
Total Square Meters: 217 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 7
State of Preservation: Good	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	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	

















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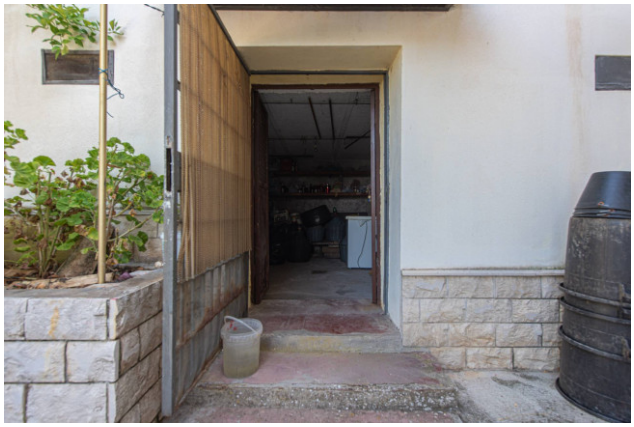
















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