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

farmhouse for sale in Santopadre

€ 93.000

Ref. AC99-149-1817



176 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

"Rose Anne House" Nestled in the tranquil Ciociaria countryside, in a setting characterized by greenery, nature, and the authentic charm of rural life, we offer for sale an attractive detached farmhouse with outbuildings and ample land, located on Via Valle in Santopadre, in the province of Frosinone. A solution rich in potential, ideal for those who want to live far from the chaos of the city, rediscover the pleasure of open spaces and enjoy a private setting, without sacrificing the ease of access to the area's main towns and main roads. The property is in good overall condition, as evidenced by the interior and exterior spaces, and retains all the typical character of a country home, with traditional elements that enhance its identity and charm. The building is spread over two levels, with a total surface area of approximately 176 m2, and comprises eight rooms, distributed across large, bright, and functional spaces, offering various possibilities for using and organizing the space. Inside, there are two kitchens, both embellished by the presence of a fireplace, a characteristic feature of traditional rural homes, capable of creating a warm and welcoming atmosphere, perfect for spending convivial moments with family or friends. The sleeping areas feature large, bright bedrooms, while the two bathrooms, both with bathtubs, ensure practicality and convenience in managing daily life. The layout of the spaces and the presence of two kitchens make this home particularly versatile: it can be used as a comfortable main residence, a holiday home, or as a home to be shared by multiple families, maintaining good autonomy between the rooms. One of the property's greatest attractions is undoubtedly the large surrounding land, which extends for approximately 3,000 m2 and represents a significant added value. An authentic countryside retreat where nature reigns supreme, enriched by the presence of numerous olive trees and fruit trees, which contribute to a pleasant and evocative atmosphere, offering the opportunity to

enjoy the outdoor spaces, dedicate oneself to farming, tending the greenery, and producing home-grown produce. The property also features additional outbuildings, including sheds and woodsheds, particularly useful for storing agricultural equipment, tools, work vehicles, and various materials. These spaces are an important complement to the main building and make the solution particularly interesting for those who want to cultivate a small agricultural project, dedicate themselves to gardening, or simply have large utility rooms. The location, in the territory of Santopadre, a small village in Ciociaria immersed in the hilly landscape of the province of Frosinone, allows you to appreciate an environmental context characterized by olive groves, vegetation, panoramic views, and local traditions. The area is particularly suited to those who love nature, outdoor walks, tranquility, and a more authentic lifestyle, far from the frenetic pace of large urban centers. Santopadre is also located in an area well connected to the other municipalities of the Liri Valley and the main centers of the province. The provincial road system provides access to neighboring towns and routes leading to Arce, Arpino, Isola del Liri, and Sora. For longer journeys, the area benefits from its proximity to the Ceprano toll booth on the A1 Milan-Naples motorway, which provides access to major regional and national destinations. The Sora-Cassino highway is also an important transportation link in the area, while the local road network provides access to services and activities in the surrounding municipalities. An exciting opportunity to invest in a tranquil, independent, and high-quality residential property in the heart of Ciociaria. For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1817	Reason: Sale
Categoria: farmhouse	Address: Via Valle, 50
Zip Code: 3030	Municipality: Santopadre
Total Square Meters: 176 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 8
State of Preservation: Good	Level: On two-levels
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	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	

















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