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

detached house for sale in Roccasecca Stazione

€ 220.000

Ref. AC99-149-1824



472 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 14

"Barbara House"
In Roccasecca, in the province of Frosinone, on Via Garigliano, we offer for sale an attractive 472 sq m townhouse. This property offers great potential, making it ideal both as an investment property and for those seeking a spacious and welcoming home, capable of meeting the needs of the entire family or two families who want to live close together while maintaining their independence.
The building stands out for its generous size, the presence of two apartments with completely independent entrances and not internally connected, and a variety of spaces that offer interesting potential uses.
A solution worth discovering, perfect for those seeking large spaces to personalize and wanting to create a bespoke living project, or for those seeking a property to enhance over time.
The ground/mezzanine floor apartment represents the most immediately usable part of the property.
It is in good general condition and, with some finishing touches, could quickly become a comfortable home to live in.
The entrance leads to a spacious eat-in kitchen and a generously sized double living room, embellished by the presence of a fireplace, ideal for creating a warm and welcoming atmosphere and sharing pleasant moments with the family.
The floor is completed by two large bedrooms and a bathroom with a bathtub, in a layout that prioritizes comfort and livability.

On the first floor we find the second apartment, also with a completely independent entrance.
The spaces are large and divided into numerous rooms, with a double living room, a kitchen with fireplace, several bedrooms and an additional bathroom with bathtub.
This level requires more significant maintenance work, but offers the opportunity to redesign the spaces, choose the finishes, and create a customized solution, enhancing the size and characteristics of the building.
The building also has an attic accessible via an internal staircase, an additional space useful for storage and closet, which further enriches the potential uses of the property, even though it is not habitable.
The property's numerous ancillary rooms further enhance its appeal: on the ground floor, there is a large garage and a storage room, while in the basement, there are cellars and additional spaces that could be used as warehouses and storage, depending on their characteristics and permitted uses.
Precious spaces for those who want additional space to dedicate to their passions, household needs, or managing their businesses.
Outside, the property features a fully fenced courtyard, enhanced by a small garden, a private space to enjoy and personalize.
The dual access, both pedestrian and vehicular, ensures practicality and functionality, completing a solution that offers independence and multiple possibilities for use.
The central location allows for easy access to the main services of Roccasecca, a town in Ciociaria rich in history and tradition, known for its connection to St. Thomas Aquinas and its charming medieval village.
The town is also served by a railway station and road links that allow access to important local centers, such as Cassino and Frosinone, with connections to Rome and access to the A1 motorway network via local roads.
Whether you're looking for a home to share with family, two separate residences for different needs, or a promising investment property, this property represents an opportunity worth considering carefully.
A significant property, with plenty of living space and plenty of potential, ideal for those looking to invest today and build their future plans.
For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1824	Reason: Sale
Categoria: detached house	Address: Via Garigliano, 15
Zip Code: 3038	Municipality: Roccasecca
Zona: Stazione	Total Square Meters: 472 sq.m.
Bedrooms: 6	Bathrooms: 2
Rooms: 14	State of Preservation: Discreet
Level: On two-levels	Heating: Heating
Parking: Carport	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Single	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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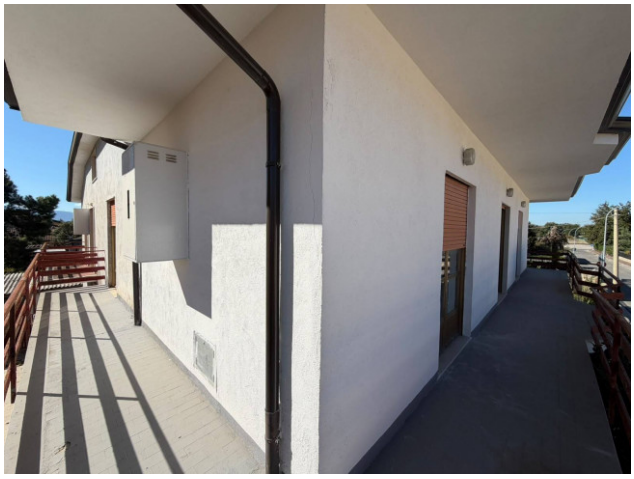



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