

# Villa

## € 350.000

### Ref. AC99-149-1375



**360 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10**

"Villa Ida"

In Roccasecca, in Via Casilina sud, and more precisely in a strategic and well-connected area, we offer for sale an enchanting residence that stands out for its architectural particularity.

The Villa is arranged on three levels and offers a surface area of approximately 360 m2.

Upon entry, you are greeted by a magnificent characteristic lounge, which represents the focal point of the house.

This room has a lovely fireplace, which adds charm and warmth to the room.

The lounge is spacious enough to comfortably accommodate a large living area, a conversation corner and a large dining area.

Another feature of this property is the very large terrace, a true corner of outdoor paradise.

This outdoor space offers a panoramic view of the surrounding countryside and the San Tommaso mountains, perfect for enjoying moments of relaxation or organizing outdoor dinners in the company of friends and family.

The property is surrounded by a private garden, completely fenced, which offers a green oasis in which to relax and enjoy the tranquility.

The garden is well cared for and offers enough space to organize outdoor dinners or family lunches during the summer.

A peculiar feature of this Villa are the numerous rooms available to be used as warehouses or storage areas.

These additional spaces provide ample storage for items and equipment, allowing you to keep your home tidy and clutter-free.

Furthermore, the house offers a convenient car garage that allows you to park your car safely and protect it from the elements.

Thanks to its good location, the beautiful living room with fireplace, the private garden and the additional rooms, it offers an elegant and comfortable residence for those who want to live in an 80s house without giving up modern comfort.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** F

## Property Informations

**Address:** Via casilina sud, 31

**Zip Code:** 3038

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 10

**State of Preservation:** Good

**Level:** Buildings

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 1980

**Balconies:** Present

**Terrace:** Present, 150 sq.m

**Garden:** Private, 1.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace

Tv Antenna: Autonomous

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

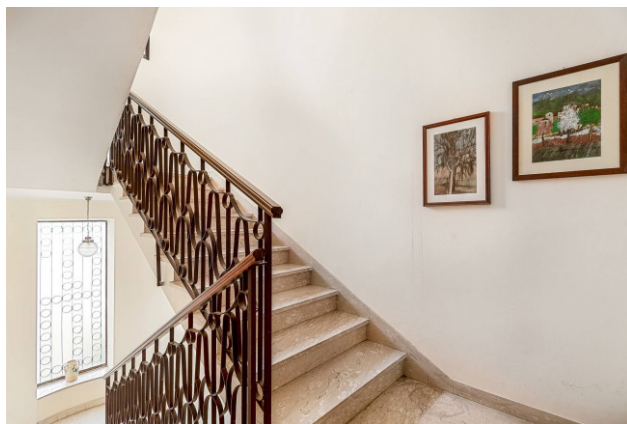




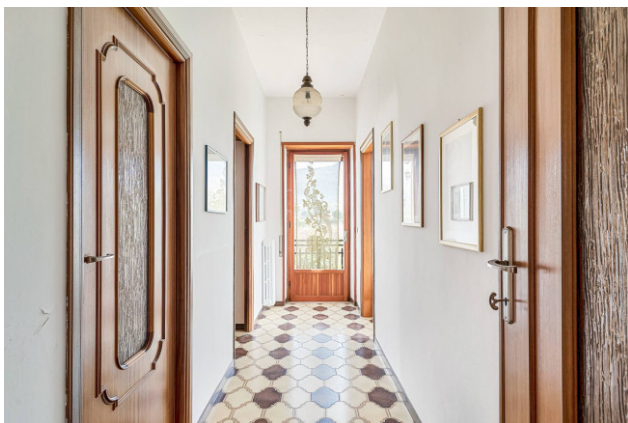
























**Alfano Real Estate S.r.l.**

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - Phone number 0776566289--077623036 Fax 077623036  
 info@alfanorealestate.com - <https://www.alfanoagency.it/en>  
 VAT 02679640603