

Apartment for sale in Fermo
E5 - Caldarette - Valle Ete
€ 228.000
Ref. PU-049



145 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 8

Puzielli Real Estate Agency offers an apartment with balconies for sale in Fermo. The building was constructed around 1980. This property is on the first floor of a two-family house. The apartment comprises a living room, eat-in kitchen with balcony and fireplace, two double bedrooms, two single bedrooms, and a bathroom with shower. The property also includes five balconies totaling approximately 49 square meters. A garage and cellar are available for purchase at an additional cost.

This apartment is in excellent condition. The exterior of the house was renovated in 2024. The building was constructed with a reinforced concrete load-bearing structure, making it highly earthquake-resistant. The flooring is ceramic throughout. The windows and doors are aluminum with thermal glass. Mosquito nets are installed in the living area and bathroom. The security front door and internal doors are wooden. The electrical and plumbing systems comply with current regulations. The heating and plumbing system was redone in 2021. Heat pump. Air conditioning in the bedrooms and living areas. Bathroom redone in 2021. Wood-burning fireplace in the kitchen.

The house is located in a beautiful area of the city of Fermo, in the province of the Marche region (Italy), specifically in the Ponte Ete neighborhood. Naturally, it's not far from the coast of Porto San Giorgio. This property has all essential services nearby. The property is in an excellent location, offering both tranquility and accessibility. Moreover, it's easily accessible and served by buses and school

buses.

Given its location near the city center, this apartment is the perfect solution for a residence with exclusive features and living comforts. The property is ideal as a primary residence for a family. This apartment is therefore an excellent investment for the future.

Certification

Energy Class: B

EPglnr: 109.05 kwh/□

Features

Code: PU-049

Reason: Sale

Categoria: Apartment

Address: Contrada San Martino

Zip Code: 63900

Municipality: Fermo

Zona: E5 - Caldarette - Valle Ete

Total Square Meters: 145 sq.m.

Bedrooms: 4

Bathrooms: 1

Rooms: 8

State of Preservation: Good

Level: 1

Total Floor: 4

Heating: Heating

Age Construction: 1980

Current Status: Vacant at closing

Building Costs: € 15

Attic space: Present

Balconies: Present, 49 sq.m.

Sea Distance: 8.000 meter

Kitchen: Regular Kitchen

Tv Antenna : Private

Tv SAT : Private

Closet

Fireplace

Air-Conditioned

Telephone System

Wiring : Up to code

Shower

Aluminum Frames

Safe-Deposit Box

Shutters

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

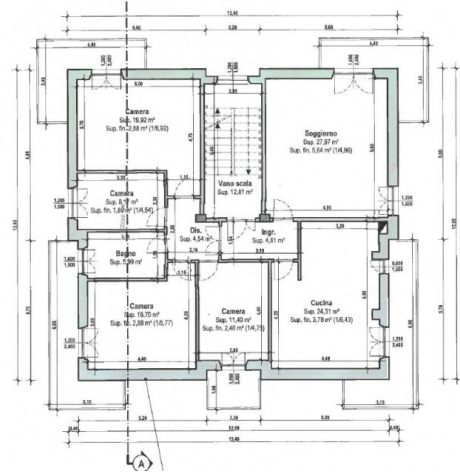
Shopping Centers

Municipal Offices









ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

DATI GENERALI

Destinazione d'uso: Residenza Non residenziale

Obiettivo dell'attestato: Nuovo edificio Intervento di ristrutturazione Altro

Caratterizzazione D.P.R. n. 41/2013: Edificio esistente sottile in esercizio con carattere costruttivo Intervento di restauro Altro

Dati identificativi

Regione: Marche | Comune: Fermo | Data di costruzione: 1984

Superficie utile lorda (m²): 130.79 | Superficie utile netta (m²): 130.79 | Volume lordo (m³): 466.54 | Volume utile (m³): 466.54

Conti CGIA: 1

Caratteristiche tecniche

Servizi (semplici/presenti): Climatizzazione invernale Climatizzazione estiva Ventilazione meccanica Prod. acqua calda sanitaria Illuminazione Trasporto di persone e cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La presente figura indica la prestazione energetica globale del fabbricato, al netto del riscaldamento degli impianti presenti, nonché la prestazione energetica del fabbricato, al netto del riscaldamento degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO | ESTATE

Prestazione energetica globale

CLASSE ENERGETICA: **B**

Consumo globale: 109.05 kWh/m²/anno

Consumo globale

Consumo globale: 109.05 kWh/m²/anno

Consumo globale

Consumo globale: 109.05 kWh/m²/anno