

**Study/Office for sale in Fermo**  
**C1 - Fascia perimetrale intorno al centro storico**  
**€ 182.000**  
**Ref. PU-126**



**209 sq.m. | Bathrooms: 2 | Rooms: 11**

Puzielli Real Estate Agency offers an office with a garage for sale in Fermo. The property is located on the first floor of an elegant building with an elevator, offering approximately 190 sq m of retail space. The office comprises a large and bright open space with five light fixtures, two bathrooms, and five private offices.

This property in Fermo is newly built. The load-bearing structure is made of reinforced concrete, compliant with the latest earthquake-proof regulations. The flooring is stoneware throughout. The window frames are wooden with thermal glass, and the interior doors are wood-effect laminate. The electrical system is new and compliant with conventional standards. Air heating is provided. The apartment also features a security door and air conditioning.

The property is located in Fermo, in a central and well-served area. This office has public and residents-only parking nearby, in addition to its own garage. The property's central location ensures easy access to all major services.

Its central location, close to all amenities and services, makes this property ideal as a representative office or private studio in Fermo. It's also an excellent investment.

## Certification

Energy Class: G

EPgInr: 144.80 kwh/□

## Features

Code: PU-126

Reason: Sale

Categoria: Study/Office

Address: viale XXV Aprile, 37/B

Zip Code: 63900

Municipality: Fermo

Zona: C1 - Fascia perimetrale intorno al centro storico

Total Square Meters: 209 sq.m.

Bathrooms: 2

Rooms: 11

State of Preservation: Good

Covered sq.m.: 190 sq.m.

Heating: Heating

Air-Conditioned

## 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

## Rooms

Balcony : 32 sq.m.







