Immobiliare Puzielli
Piazzale Michelangelo n.6 - 63900 Fermo (FM)
0734226021

Semi-detached house for sale in Monte San Martino

€ 195.000

Ref. PU-007



193 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 11

Puzielli Estate Agents, Fermo FM, offer for sale townhouse in historic centre of Monte San Martino, one of the most sought after medieval hilltop villages in the Marche. This house, unique of its kind, is located on three floors for a total of approx. 193mq. Originally forming part of an old building, the property benefitted from major restructuring in 1950 & 1989. The house is easy to maintain, with low outgoings & ideally situated as a "lock up & go" property.

MEZZANINE ; garage 25 mg approx with automated entrance, leading to well ventilated cantina approx. 25mq with two windows & original XV vaulted ceiling.

GROUND FLOOR, small separate office approx 10 mq; Main entrance door to stairs leading to FIRST FLOOR, kitchen with open fireplace, dining-room, sitting-room with panoramic views, study, bathroom/shower, laundry room, large spare room for conversion to extra bedroom or gym. Floors terrazzo, wooden doors & shutters throughout. Gas central heating with cast iron radiators.

Stairs to SECOND FLOOR, consisting of 4 bedrooms, the main bedroom with stunning panoramic views, shower/toilet, study & a small "relax room" under the arches well ventilated with windows either side. Floors antique terracotta, wooden

doors & shutters, individual electric heaters in all rooms, with the exception of master bedroom which has individual gas heating installed.

The most outstanding feature of this house is the amazing panoramic views over the enchanting Marchigiano countryside, plus all the Marche has to offer in art, culture, & gastronomy.

The house is 4 sided, painted yellow ochre. Rewired throughout. New roof 2014. It is situated in a quiet one-way street with little traffic, with lots of outside space, a couple of metres from the piazza. This property offers not only the peace & quiet of an historic village but at the same time the convenience of being in walking distance of; supermarket, bakery, post office, newsagent, doctor's surgery, beautician, hairdresser/barber, theatre, art gallery, primary school, bar/restaurant, wine bar, tennis & football fields, basketball, gym, ample parking.

Nearest hospital Amandola at 15 km. Leisure Centre/swimming pool/gym Piane di Monte Giorgio 17km. Sailing at Lago Ruffino 10 km. Adriatic 35 km. Ski-ing Abruzzo 100km.

This unique property, gives the buyer a rare opportunity to acquire a home full of charm & history, combining tradition & convenience; ideal as main family or holiday home, or as an investment in tourist rentals, B&B. It represents the perfect fusion between quality of life, a strategic position with amazing views, ready for immediate occupation in the incomparable Marche.

Certification

Energy Class: G

EPglnr: 442.93 kwh/□

Features

Code: PU-007	Reason: Sale
Categoria: Semi-detached house	Address: Via Principessa Maria, 31
Zip Code: 62020	Municipality: Monte San Martino
Total Square Meters: 193 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 11
State of Preservation: Good	Level: Buildings
Total Floor: 3	Heating: Heating
Age Construction: 1700	Current Status: Vacant at closing
Cellar: Present	Sea Distance: 42.000 meter
Kitchen: Regular Kitchen	Box: Double, 25 sq.m.










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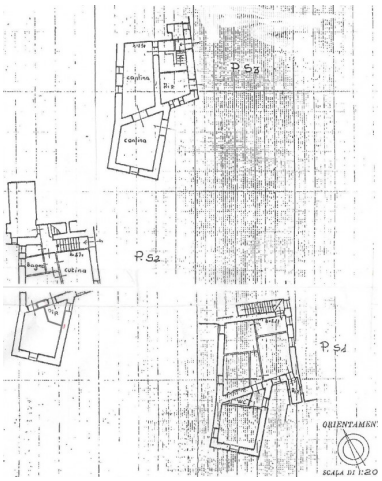

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