

Apartment for sale in Pedaso

€ 165.000

Ref. PU-134



93 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

Puzielli Real Estate Agency offers an apartment with a garage in Pedaso. The apartment measures approximately 74 square meters and comprises an entrance hall, living room, kitchen, double bedroom, single bedroom, and bathroom. The property also includes a 20 square meter garage and a 16 square meter balcony.

The building housing this apartment for sale was built in 2010. The property features a reinforced concrete load-bearing structure, with the attic and roof constructed of brick and concrete. This makes the building highly earthquake-resistant. The façade is entirely made of exposed brick. The interior of the apartment was finished using high-quality materials. The flooring is stoneware throughout. The window frames are wooden with double glazing and PVC shutters. The interior doors are wooden, and the front door is armored. The heating, plumbing, and electrical systems are up to standard.

The apartment is located in an excellent residential area of Pedaso, perfect for its tranquility and proximity to essential services. The area is also easily accessible without a car, as it has several bus and school bus stops.

This apartment, given its features, is the perfect solution for a residence with exclusive features and living comforts. The property is

ideal as a primary residence for a couple. Given its location and proximity to the center of Pedaso and the sea, this apartment for sale is an excellent investment for the future.

Certification

Energy Class: C

EPglnr: 68.88 kwh/□

Features

Code: PU-134

Reason: Sale

Categoria: Apartment

Address: Via Emilio Lussu, 3

Zip Code: 63827

Municipality: Pedaso

Total Square Meters: 93 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 4

State of Preservation: Good

Level: 2

Total Floor: 6

Heating: Heating

Lift: Yes

Age Construction: 2009

Current Status: Vacant at closing

Balconies: Present, 16 sq.m.

Sea Distance: 1.000 meter

Kitchen: Exposed Kitchen

Box: Single, 20 sq.m.

Tv Antenna : Condominium

Tv SAT : Condominium

Telephone System

Wiring : Up to code

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







REGIONE MARCHE **ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI** **APE**
 CODICE IDENTIFICATIVO 2016 1029 VALDO FRIO, 519443028

DATI GENERALI

Destinazione d'uso: Residenziale Non residenziale
 Classificazione D.P.R. 41/2013: Non applicabile Unita immobiliare Gruppo di unità immobiliare
 È l'1/3 l'edificio oggetto di valutazione con carattere ordinario: Sì No

Numero di unità immobiliari di cui è composto l'edificio: 05

Altre informazioni: Nuova costruzione Intervento di ampliamento Locazione Ristrutturazione importante Rappropinquazione energetica Altro

Dati identificativi

Regione: Marche
 Comune: Fermo
 Indirizzo: Valdo Frío, 51
 Piano: 0
 Coordinate GIS: 43.750000; 13.500000

Zone climatiche: D
 Anno di costruzione: 2007
 Superficie utile lorda (m²): 98
 Superficie utile raffrescata (m²): 9
 Volume utile lordo (m³): 203,30
 Volume utile raffrescato (m³): 0

Comuni limitrofi

Comuni: Ancona Ascoli Piceno Fermo Macerata Pesaro Senigallia

Servizi energetici presenti

Climatizzazione invernale Ventilazione meccanica Riscaldamento
 Climatizzazione estiva Dren. acqua calda sanitaria Tappeto di protezione sovrappavimento

PRESTAZIONE ENERGETICA GLOBALE E COL-FABBRICATO

La presente APE indica il consumo energetico globale per riscaldamento, il consumo del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, in base ai coefficienti degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO ESTATE

Prestazione energetica Globale

Classe Energetica: C

Consumo energetico globale per riscaldamento: 67,28 kWh/m²·anno

Consumo energetico globale del fabbricato: 67,28 kWh/m²·anno

Consumo energetico globale dei servizi energetici: 0 kWh/m²·anno

Riferimenti: Per numero di edifici Per numero di unità immobiliari Per numero di appartamenti Per numero di appartamenti e unità immobiliari

