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

Apartment for sale in Sant'Angelo in Pontano

€ 205.000

Ref. PU-015



210 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

The Puzielli Real Estate Agency offers an apartment with garden in the historic center of Sant'Angelo in Pontano, in the Marche region. This property, one of a kind, is spread over three levels for a total of approximately 210 square meters of commercial space. The property is composed on the ground floor of a two-room apartment with independent entrance, composed of a living room with kitchenette, bedroom and bathroom. On the second floor there is the main house comprising entrance hall, living room, kitchen with fireplace, bathroom, two double bedrooms, a study and second bathroom. On the top floor of the house there is an attic. The property includes a garage of approximately 73 m2, a cellar of approximately 53 m2 and a garden of approximately 2,160 m2. The strong point of this apartment is undoubtedly the garden, which invites you to moments of relaxation outdoors, admiring the enchanting landscape of the Marche.

The property has been completely renovated, the external facade and interiors reflect careful attention to detail and the choice of materials, with parquet and terrazzo floors that combine elegance and functionality. The windows are made of wood with double glass. Internal wooden doors. The thermo-sanitary system is made of copper with a methane boiler and steel radiators. Solar panel for hot water. The electrical system is up to standard. Ducted air conditioning system. Second private driveway entrance from the garden.

Strategically positioned just outside the walls of the historic center of Sant'Angelo in Pontano, Province of Macerata, this property offers not only the tranquility and beauty of life in a historic village, but also the convenience of being a short distance from essential services such as shops, cafes, educational institutions and public transport links. The surrounding area is equipped with parking lots, facilitating access and mobility.

This property represents a purchasing opportunity for those who want a charming home that combines the charm of tradition with the comforts of modern life. Ideal both as a main residence or holiday home and, as an investment in the tourist rental sector, this house in Sant'Angelo in Pontano is the perfect fusion of living quality, strategic position and unparalleled view, ready to welcome those looking for a property in the Marche region.

Certification

Energy Class: B	**EPglnr**: 63.76 kwh/□

Features

Code: PU-015	Reason: Sale
Categoria: Apartment	Address: Via del Crocifisso
Zip Code: 62020	Municipality: Sant'Angelo in Pontano
Total Square Meters: 210 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 8
State of Preservation: Restored	Level: Buildings
Total Floor: 4	Heating: Heating
Age Construction: 1900	Current Status: Currently leased
Attic space: Present	Balconies: Present, 3 sq.m.
Cellar: Present	Garden: Private, 2.160 sq.m.
Sea Distance: 38.000 meter	Kitchen: Regular Kitchen
Box: Double, 73 sq.m.	Tv Antenna : Private
Tv SAT : Private	Closet
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : Up to code	Sanitary Suspended
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Cafe	Post Offices

Shopping Centers

Municipal Offices

















Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446

















Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446

















Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446

















Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446













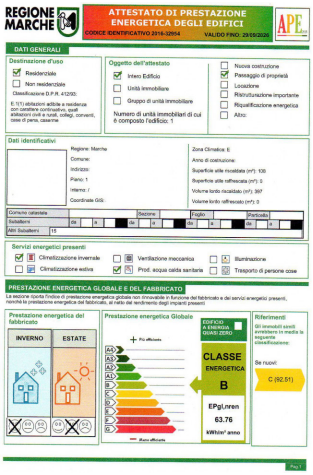




Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446






REGIONE MARCHE

ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

CODICE IDENTIFICATIVO 2016-32934 VALIDO FINO: 23/05/2026

APE

DATI GENERALI

Destinazione d'uso

Residenziale

Non residenziale

Classificazione D.P.R. 412/93:

E.1(1) abitazioni adibite a residenze con carattere continuativo, quali abitazioni civili e rurali, collegi, conventi, case di pena, caserme

Oggetto dell'attestato

Intero Edificio

Unità immobiliare

Gruppo di unità immobiliare

Numero di unità immobiliari di cui è composto l'edificio: 1

Nuova costruzione

Passaggio di proprietà

Locazione

Ristrutturazione importante

Riqualificazione energetica

Altro:

Dati identificativi

Regione: Marche

Comune:

Indirizzo:

Piano: 1

Interno: /

Coordinate GIS:

Zona Climatica: E

Anno di costruzione:

Superficie utile riscaldata (m²): 100

Superficie utile raffrescata (m²): 0

Volume lordo riscaldato (m³): 397

Volume lordo raffrescato (m³): 0

Comune catastale

Sezione

Foglio

Particella

Subalterni

Altri Subalterni: 15

Servizi energetici presenti

Climatizzazione invernale

Climatizzazione estiva

Ventilazione meccanica

Prod. acqua calda sanitaria

Illuminazione

Trasporto di persone cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La reale ed ideale finalità di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti

Prestazione energetica del fabbricato

INVERNO

ESTATE

Prestazione energetica Globale

EDIFICIO A ENERGIA QUASI ZERO

CLASSE ENERGETICA

B

EPgl,ren

63.76

kWh/m² anno

Riferimenti:

Gli immobili simili avrebbero in media la seguente classificazione:

Se nuovi:

C (92.51)

Immobiliare Puzielli
Piazzale Michelangelo n.6 - Fermo (FM) - 0734226021
info@immobiliarepuzielli.it - https://www.immobiliarepuzielli.it/en
VAT 02157820446