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

Single House for sale in Sant'Angelo in Pontano

€ 594.000

Ref. PU-200



428 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12

The Puzielli Real Estate Agency offers a renovated farmhouse for sale in Sant'Angelo in Pontano. The property is made up of two separate structures for a total of approximately 428 m2. The first housing unit is spread over three levels for a total of approximately 264 commercial square meters and is composed of a garage, storage room and technical room in the basement. The ground floor consists of a large living room with a corner from where it is possible to exit onto the porch, hallway, two double bedrooms, bathroom and closet. The first floor consists of a large attic with terrace. The second housing unit is spread over three levels for a total of approximately 164 commercial square meters and is composed of a cellar and storage room in the basement. The ground floor consists of a large living room with kitchenette from where you can exit onto the terrace, bathroom, warehouse and balcony. The first floor consists of two bedrooms and a bathroom. The property includes an exclusive courtyard and land of approximately 162,247 m2.

The first housing unit was demolished and rebuilt, finished in 2024 using excellent materials. The building was built with a reinforced concrete load-bearing structure respecting the latest anti-seismic regulations. The flooring is stoneware over the entire surface of the house. The windows are made of PVC with thermal glass and faux wood aluminum shutters. Underfloor heating with heat pump. Cooling with wall fan coil. The electrical system is new and complies with all current regulations. 4.5 kw photovoltaic and solar thermal system for the production of hot water. The project of the second housing unit will start shortly and will be built with the same characteristics as the first unit.

This property is located in Sant'Angelo in Pontano, in the territory of Macerata, Province of the Marche Region (Italy). This quiet area, where peace reigns supreme, is perfect for its proximity to all essential services. The village of Sant'Angelo in Pontano is only five minutes away by car. The coast can be reached in 40 minutes and the Apennines in 20 minutes. Ancona airport is 70 km away.

The proximity of this farmhouse to the mountains and all the basic necessities, in addition to the absolute quiet around it, make it an ideal solution as a private home. Naturally, it is also excellent for inclusion in tourist rental circuits.

Features

Code: PU-200	Reason: Sale
Categoria: Single House	Address: Contrada Salti, snc
Zip Code: 62020	Municipality: Sant'Angelo in Pontano
Total Square Meters: 428 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 12
State of Preservation: Restored	Number of uncovered parking spaces: 3
Number of motorcycle spaces: 5	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2024
Current Status: Vacant at closing	Attic space: Present
Terrace: Present, 18 sq.m.	Cellar: Present
Garden: Private, 3.000 sq.m.	Sea Distance: 38.000 meter
Kitchen: Exposed Kitchen	Box: Quadruple, 80 sq.m.
Terrace : 18 □	Tv Antenna : Private
Tv SAT : Private	Closet
Air-Conditioned	Telephone System
Wiring : Up to code	Shower
Shutters	

Nearby

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










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