

Apartment for sale in Fermo
Centro storico
€ 105.000
Ref. PU-280-7



73 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3

The Puzielli Real Estate Agency offers a two-room apartment for sale in Fermo, in the Marche Region. The property is located on the first basement floor of an elegant building with two elevators, covering a surface area of approximately 73 square meters. The apartment consists of a living room with kitchenette, hallway, a laundry-storage room, a large double bedroom and a bathroom.

This property in the historic center of Fermo is newly built. The load-bearing structure is in reinforced concrete, compliant with the latest anti-seismic regulations. The flooring is in stoneware over the entire surface. The wooden window frames with thermal glass and the internal doors in wood-effect laminate. The electrical system is newly built and compliant with conventional standards. The underfloor heating is powered by a centralized methane boiler. The water system is centralized. The apartment is also equipped with a security door, video intercom and provision for centralized air conditioning.

The property is located in the heart of the historic center of Fermo, in a central and well-served area. This apartment has public and resident-only parking in the immediate vicinity, as well as the possibility of a private garage. The central location of the property, a short distance from the Fermo Cathedral, guarantees easy access to all the main services and attractions of the city.

Its central location, close to all services and amenities, makes this property ideal as a residence for a young couple who love the historic center. Also perfect as a holiday home or to be included in tourist rental circuits. Excellent as an investment.

For those who want more space, it is possible to purchase a cellar starting from 2,500 euros and a garage starting from 12,000 euros. These costs are to be considered additional to the published price.

Certification

Energy Class: D

EPglnr: 153.09 kwh/□

Features

Code: PU-280-7

Reason: Sale

Categoria: Apartment

Address: Via Ognissanti, 13

Zip Code: 63900

Municipality: Fermo

Zona: Centro storico

Total Square Meters: 73 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: Basement

Total Floor: 7

Heating: Central Heating

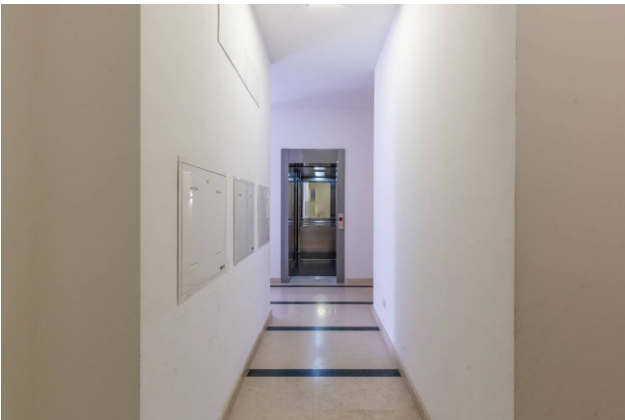
Lift: Yes

Age Construction: 2013

Current Status: Vacant at closing

Sea Distance: 6.000 meter

Kitchen: Exposed Kitchen









ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI

APR

DATI GENERALI

Qualificazione d'uso: Residenziale Non residenziale

Qualificazione D.P.E. (1): **A11,93**

ES: Edificio esistente Edificio nuovo

Obiettivo dell'attestato: Valore edificio Gruppo di edifici terminali

Numero di unità residenziali: **17**

Area dell'edificio: **3**

Numero di piani: **3**

Calore specifico: **0,012**

Superficie utile all'interno (S_u): **6,816**

Superficie utile all'esterno (S_e): **6,816**

Volume utile (V_u): **20,448**

Volume utile all'esterno (V_e): **20,448**

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

Indice di prestazione energetica globale (IPEG): **1,131,00**

Indice di prestazione energetica globale del fabbricato (IPEG_{fabbricato}): **1,131,00**

Indice di prestazione energetica globale dell'edificio (IPEG_{edificio}): **1,131,00**

CLASSE ENERGETICA

D

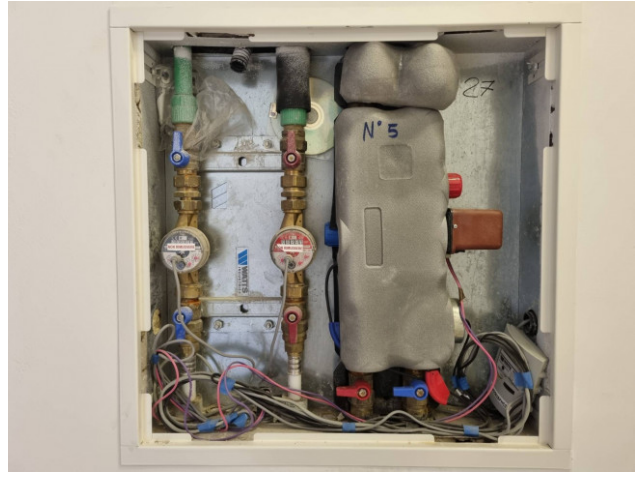
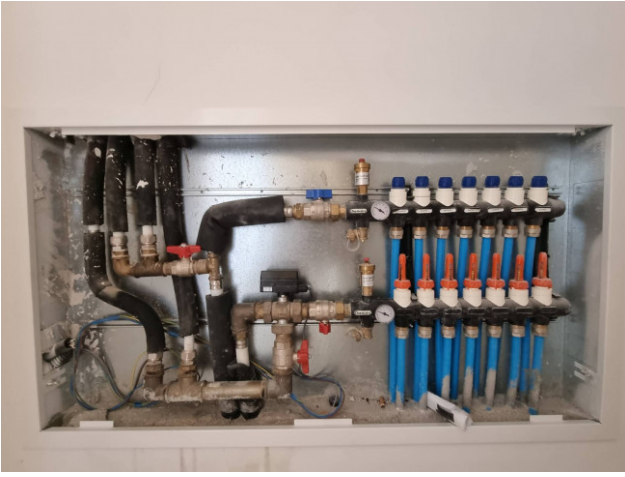
IPEG_{fabbricato}: **1,131,00**

IPEG_{edificio}: **1,131,00**

1 kWh/m²/anno







PIANTA PIANO S1