

**Apartment for sale in Fermo**  
**B1 - Centro storico**  
**€ 135.000**  
**Ref. PU-280-18**



**66 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

The Puzielli Real Estate Agency offers a two-room apartment with panoramic views for sale in Fermo, in the Marche Region. The property is located on the first floor of an elegant building with two elevators, covering a surface area of approximately 66 square meters. The apartment consists of an entrance hall-living room with kitchenette, a hallway, a laundry-storage room, a 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 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:** C

**EPgInr:** 102.44 kwh/□

## Features

Code: PU-280-18

Reason: Sale

Categoria: Apartment

Address: Via Ognissanti, 13

Zip Code: 63900

Municipality: Fermo

Zona: B1 - Centro storico

Total Square Meters: 66 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: 1

Total Floor: 7

Heating: Central Heating

Lift: Yes

Age Construction: 2013

Current Status: Currently leased

Sea Distance: 6.000 meter

Kitchen: Exposed Kitchen

Tv Antenna : Condominium

Tv SAT : Condominium

Closet

Air-Conditioned

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

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

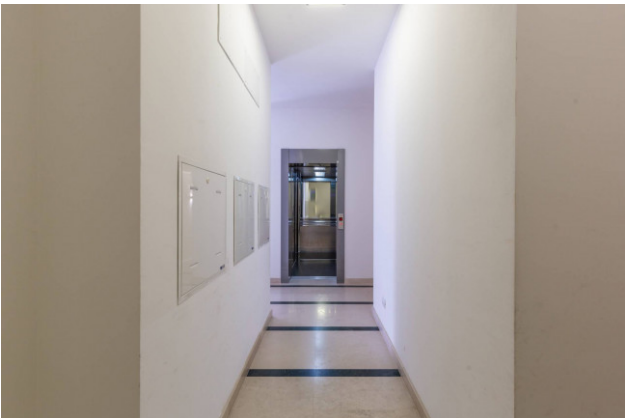
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI	
<b>DATI GENERALI</b>	
Destinazione d'uso <input checked="" type="checkbox"/> Residenziale <input type="checkbox"/> Non residenziale	Dignità dell'immobile <input type="checkbox"/> Nuovo edificio <input checked="" type="checkbox"/> Usato invecchiato <input type="checkbox"/> Gruppo di edifici invecchiati
Classificazione D.P.S. 412/95 S11) Edificio sottile e restituito nel sistema operativo	<input type="checkbox"/> Nuova costruzione <input checked="" type="checkbox"/> Finaggio di proprietà <input type="checkbox"/> Lottazione <input type="checkbox"/> Ristrutturazione importante <input type="checkbox"/> Ristrutturazione energetica <input type="checkbox"/> Altro
<b>Dati identificativi</b> Regione: Marche Comune: Fermo (FM) Catasto: 19906 Sublotto: 001 Piano: 1 - camera: 18 Catasto: lot. 14.248111 - lot. 14.248112	Area di cantiere: 0 Area di costruzione: 8193 Superficie utile (m <sup>2</sup> ): 28,24 Superficie utile (m <sup>2</sup> ): 28,24 Volume utile (m <sup>3</sup> ): 214,81 Volume utile (m <sup>3</sup> ): 214,81
<b>Classe energetica</b> Inverno: A Estate: A	Pag. 01 di 01 Particelle: 713
<b>Servizi energetici presenti</b> <input checked="" type="checkbox"/> Climatizzazione invernale <input checked="" type="checkbox"/> Climatizzazione estiva <input type="checkbox"/> Ventilazione meccanica <input type="checkbox"/> Pannello solare termico <input type="checkbox"/> Riscaldamento <input type="checkbox"/> Trasporto di persone in nave	
<b>PRESTAZIONE ENERGETICA GLOBALE (EDIFICATO)</b> La presente classe (dati di prestazione energetica globale del fabbricato) è funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica dei fabbricati, al netto del rendimento degli impianti presenti.	
<b>Prestazione energetica dell'edificio</b> Inverno: A Estate: A	<b>Prestazione energetica globale</b> Classe Energetica: C EPg,anno: 102,44 kWh/m <sup>2</sup> anno
<b>Efficienza</b> Gli immobili simili a questo edificio si sono avvalsi in media di seguente certificazione	





