

Apartment for sale in Fermo
B1 - Centro storico
€ 158.000
Ref. PU-280-24



70 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

The Puzielli Real Estate Agency offers a three-room apartment with panoramic views for sale in Fermo, in the Marche Region. The property is located on the second floor of an elegant building with two elevators, covering a surface area of approximately 70 square meters. The apartment consists of an entrance-living room with kitchenette, a hallway, a double bedroom, a single 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: D

EPgInr: 152.86 kwh/□

Features

Code: PU-280-24

Reason: Sale

Categoria: Apartment

Address: Via Ognissanti, 13

Zip Code: 63900

Municipality: Fermo

Zona: B1 - Centro storico

Total Square Meters: 70 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 3

State of Preservation: Excellent

Level: 2

Total Floor: 7

Heating: Central Heating

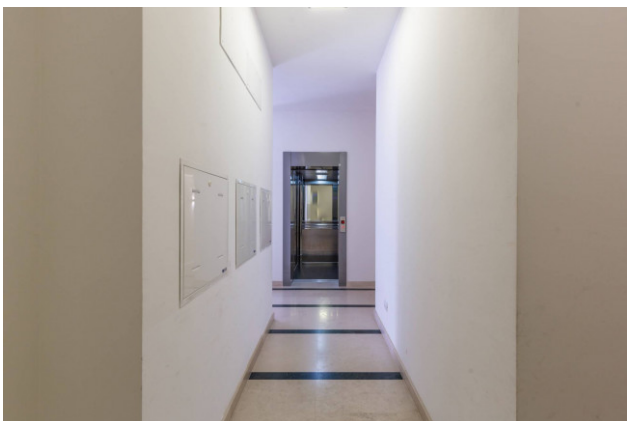
Lift: Yes

Age Construction: 2013

Current Status: Vacant at closing

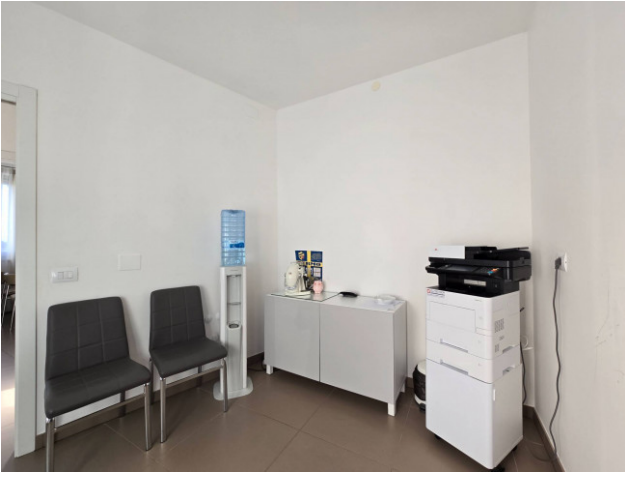
Sea Distance: 6.000 meter

Kitchen: Exposed Kitchen











ATTESTATO DI PRESTAZIONE ENERGETICA DEGLI EDIFICI
 CONFORME ALL'ARTICOLO 36 DELLA LEGGE N. 43 DEL 28/2/2009 (D.Lgs. 192/05) AI CAPITOLI 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATI GENERALI

Definizione d'uso:
 Residenziale
 Non residenziale

Classificazione D.P.E. (lit/100kWh):
 E1) edicolato sottile e moderno con specchie quadrangolari

Obiettivo dell'immobile:
 Nuovo edificio
 Lato immobiliare
 Gruppo di edifici immobiliari

Altre caratteristiche:
 Piano costruttivo
 Pannello di progetto
 Locazione
 Ristrutturazione importante
 Rappresentazione energetica
 Altro

Dati identificativi

Regione: Marche
 Comune: Fermo (FM)
 Codice Catastrale: 010006
 Indirizzo: Via Salaria
 Piano: 2 - Intero: 24
 Cond. Cons. Int. n. 45/18811 / Lemg. 19/7/2009

Dati dell'immobile:
 Tipo di costruzione: D
 Area di costruzione: 2013
 Superficie utile lorda (S_{UL}): 65,13
 Superficie utile netta (S_{UN}): 65,13
 Volume utile (V_U): 230,76
 Volume utile (V_U) (m³): 230,76

Classe energetica globale del fabbricato:
 Inverno: A2
 Estate: A2

PRESTAZIONE ENERGETICA GLOBALE DEL FABBRICATO

Il presente attestato, redatto da professionista abilitata, non riveste, in funzione del fabbricato e dei servizi energetici previsti, né la prescrizione, né quella del fabbricato, né quella del regolamento degli impianti ammessi.

Prodotto energetico globale del fabbricato:
 Inverno: A2
 Estate: A2

Prodotto energetico globale del fabbricato:
 Inverno: A2
 Estate: A2

Classificazione energetica globale:
CLASSE ENERGETICA D
 A1 (85,80)
 A2 (77,70)
 B (69,60)
 C (61,50)
 D (53,40)
 E (45,30)
 F (37,20)
 G (29,10)

Consumo energetico globale del fabbricato:
 EPglobale: 122,86 kWh/m²/anno

Riferimenti:
 Gli immobili di cui è questo attestato sono in vendita in regime di distribuzione.





