

# Detached House for sale in Montefalcone Appennino Campagna € 89.000 Ref. 11164 - 270



**108 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

**"Casa del Borgo", detached house with Courtyard and Small Plot of Land for Sale in Montefalcone Appennino, Fermo, Marche, Italy**

This charming detached house, located in the picturesque town of Montefalcone Appennino, offers a unique opportunity for those seeking a peaceful retreat immersed in the beauty of the Marche countryside.

**Property Description** Nestled within a small village, this lovely recently renovated home is spread over two levels.

**Ground Floor:**

- A welcoming entrance
- A cozy living room with a pellet fireplace, perfect for winter evenings
- A functional and well-equipped kitchen

**First Floor:**

- A spacious master bedroom
- A versatile second bedroom
- A full bathroom

The property is fully connected to water, electricity, and heating services, ensuring comfort and convenience in every season.

**Outdoor Features** The house boasts a private courtyard, ideal for outdoor relaxation, as well as a generous plot of land of approximately 8,000 sqm. This space offers the possibility of adding a swimming pool, creating your own private paradise.

**Accessibility and Amenities** Easily accessible via a convenient municipal road, the property is located near the town of Comunanza, which offers primary schools and essential shops. Montefalcone Appennino's strategic location allows quick access to various points of interest:

- **Close to the sea:** Less than 30 minutes
- **Close to the mountains:** Less than 30 minutes
- **Close to railway stations:** Less than 30 minutes
- **Close to airports:** Less than 180 minutes

**Montefalcone Appennino: A Village to Discover** Montefalcone Appennino is a medieval village in the province of Fermo, Marche. Known for its breathtaking panoramic views, the town exudes an atmosphere of peace and authenticity. As you stroll through its charming streets, you can admire ancient stone houses and historical landmarks such as the Montefalcone Castle and the Church of San Michele Arcangelo.

The village's hillside position offers an enchanting natural setting, with spectacular views of the surrounding mountains and valley. It is the perfect location for nature lovers and outdoor enthusiasts, with opportunities for hiking, cycling, and other sports activities.

If you're looking for a calm yet well-connected retreat, this village house in Montefalcone Appennino could be your dream house!

## Certification

**Energy Class:** G

**EPgInr:** 469.22 kwh/□

## Features

Code: 11164 - 270

Reason: Sale

Categoria: Detached House

Address: FAVETO, 55

Municipality: Montefalcone Appennino

Zona: Campagna

Total Square Meters: 108 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 5

State of Preservation: Good

gas: 5

gas: 3

gas: 2

floor: Multi-Storey

Total Floors: 2

independent Heating: independent

Parking: Uncovered Parking

Age Construction: 1990

Current Status: leased

Balconies: Present

Garden: Private

Double Beds: 1

Single Beds: 1

Kitchen: Present

## Nearby

Spa

Football Fields

Fitness Centers

Tennis Courts

Playgrounds

Public Transport

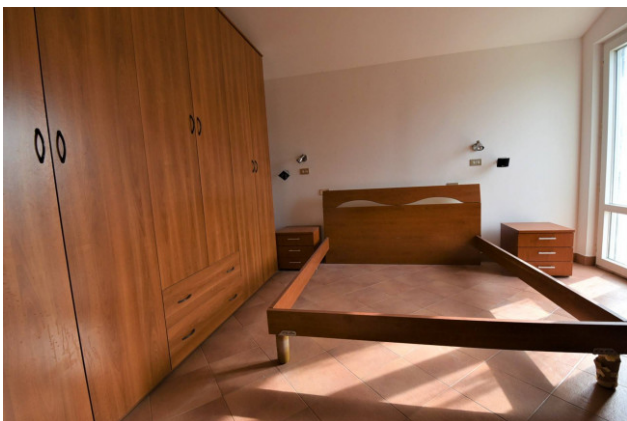
Elementary Schools

Schools

Cafe

Post Offices















  
**A&G IMMOBILIARE**

**COMPAGNIA DI**  
**MONTEFALCONE APENNINO**

Progetto: **Restituzione di agenzia a un**  
 Proprietario: **Proprietario**  
 Località: **Terra Lupa**

TIPOLOGIA URBINA	SALA 200/00	FINISCE MUR, SERRAMENTI
<b>AVV. CALA</b> <b>2</b>		

