

Villa for sale in Montefortino

Periferia

€ 180.000

Ref. 113034



328 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 10

Villa "I Sibillini Incantati" - Three-Storey Villa with Approx. 1,000 sqm Private Grounds for Sale in Montefortino, Fermo, Marche, Italy

Set in the stunning landscape of the Sibillini Mountains, this attractive villa, built in the 1980s and recently renovated, is offered for sale.

The property offers a total internal area of approximately **328 sqm**, arranged over **three levels**, and is presented in excellent overall condition.

Internal layout

Ground floor

Entrance with wrought-iron and glass front door, hallway with staircase, fully fitted eat-in kitchen, living room, two double bedrooms and a panoramic balcony.

Lower ground floor

Spacious lounge with a striking fireplace, second kitchen, bathroom, technical room with hydro pellet stove, cellar and woodshed. This level is ideal as an entertaining area, family room or guest accommodation.

Upper floor (attic level)

Habitable attic featuring two bedrooms, two bathrooms and two additional storage rooms.

Features and finishes

- Air conditioning
- Photovoltaic solar system
- Wooden double-glazed windows with solid wood shutters
- Marble staircase
- Ceramic flooring in living areas
- Parquet flooring in bedrooms
- Terracotta flooring in the lower ground floor living space
- Two fully refurbished bathrooms

Outdoor areas

The property benefits from a fully fenced private garden of approximately **1,000 sqm**, partly level near the house and gently sloping in other areas, planted with mature trees and some fruit trees. The entire property enjoys beautiful panoramic views over the Sibillini Mountains and the village of Montefortino.

All utilities are connected and operational.

Location

Montefortino is located on the south-western slope of a hill overlooking the River Tenna and is surrounded by the natural amphitheatre of the Sibillini Mountains. The area offers views of major peaks such as Monte Vettore, Monte Sibilla, Monte Priora, Monte Amandola and, further north, Pizzo di Meta.

Nearby is the spectacular Gole dell'Infernaccio, carved by the Tenna River between Monte Priora and Monte Sibilla, a popular destination for hiking and outdoor enthusiasts.

For further information, please contact us.

Certification

Energy Class: F

EPglnr: 458.10 kwh/□

Features

Code: 113034

Reason: Sale

Categoria: Villa

Address: Loc. Montazzolino, 10

Municipality: Montefortino

Zona: Periferia

Total Square Meters: 328 sq.m.

Bedrooms: 4

Bathrooms: 5

Rooms: 10

State of Preservation: fairly good

gas: 2

floor: Multi-Storey

Total Floors: 3

independent Heating: independent

Parking: Carport

Age Construction: 1980

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private, 500 sq.m.

Kitchen: Regular Kitchen

Box: Single

Nearby

Playgrounds

Public Transport

Schools

Cafe

Post Offices

Municipal Offices













