

townhouse for sale in Montefortino

Campagna

€ 275.000

Ref. 113230



250 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

"Casa Marini" with Private Courtyard, Panoramic Terrace, Outbuilding and Small Woodland Plot - For Sale in Montefortino, Fermo, Marche, Italy

In a charming hamlet within the municipality of Montefortino, set on a hill with breathtaking views of the Sibillini Mountains, this recently restored stone house is offered for sale, complete with a two-storey outbuilding of approximately 50 sqm (partially built and partially to be developed), a private courtyard with an additional small structure and panoramic terrace, as well as a small wooded area.

The entire property covers a total area of **2,655 sqm**.

The hamlet, made up of a few houses mostly used as holiday homes, is easily accessible by a convenient asphalt road. The house is free on three sides, adjoining another currently unoccupied dwelling. Restored in **2009-2010** with **anti-seismic construction standards**, the property is arranged over several levels, making excellent use of space while maintaining comfort and functionality.

On the **ground floor**, you are welcomed by a bright and spacious living room with a traditional-style fireplace and a bathroom with shower.

A few steps down lead to the **lower level**, where a well-equipped kitchen and a storage room have been created.

On the **first floor**, connected by a modern iron-and-wood staircase, there is a double bedroom with a fireplace, a hallway connecting two further double bedrooms, and another bathroom with shower. Both bathrooms are fitted with showers.

The property enjoys excellent sunlight exposure and stunning views, with **two terraced outdoor areas** - one covered by a pergola and featuring a small outbuilding - both perfect for relaxing and entertaining with family and friends while enjoying the surrounding landscape.

The house is fully serviced, with **electricity, water, sewage system, and LPG gas heating**.

Distances:

- Town centre: approx. 10 minutes by car
- Sibillini Mountains: approx. 15 minutes
- Adriatic Sea: approx. 60 minutes
- Falconara Marittima Airport: approx. 90 minutes

Certification

Energy Class: C

Features

Code: 113230	Reason: Sale
Categoria: townhouse	Address: ROVITOLO
Zip Code: 63858	Municipality: Montefortino
Zona: Campagna	Total Square Meters: 250 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 9	State of Preservation: Excellent
floor: Multi-Storey	Total Floors: 2
independent Heating: independent	Age Construction: 2009
Current Status: free upon deed	Max Number of Beds: 10
Double Beds: 2	Single Beds: 1

Nearby

Fitness Centers	Tennis Courts
Public Transport	Elementary Schools
Cafe	Post Offices
Municipal Offices	









