

## Apartment for sale in Montemonaco Campagna € 45.000 Ref. 113493



**110 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

### **"Appartamento del Sole" with Garage, Terrace and Shared Courtyard - For Sale in Montemonaco, Ascoli Piceno, Marche**

Just a few minutes from the centre of Montemonaco, in the unspoilt green heart of the Sibillini Mountains, we exclusively offer for sale the bright Appartamento del Sole, approximately **70 sqm**, located on the **first floor of a two-family house**. An ideal solution for those who wish to live surrounded by nature while still enjoying convenient access to local services.

#### **Main features**

- Entrance hall
- Dining room with panoramic balcony
- Flue ready for a fireplace or stove, ideal for creating a warm and welcoming atmosphere
- Separate kitchen
- Storage room
- Sleeping area comprising:
  - Double bedroom
  - Single bedroom

- Bathroom
- On the ground floor: **garage of approx. 40 sqm with fenced shared courtyard**

### Condition and potential

The apartment is in good overall condition and only requires cleaning and functional furnishing to fully express its potential. Water, electricity and LPG connections are in place. The building, constructed in 1976, has benefited from regular maintenance over the years.

### Strategic location

An excellent location for mountain lovers, tranquillity and open views:

- 2 km from the centre of Montemonaco
- 5 km from hiking trails and the natural highlights of the Sibillini Mountains
- 55 km from the Adriatic coast

A perfect base both as a main residence and as a holiday home in the Marche, surrounded by nature, historic villages and outstanding landscapes.

### Why choose "Appartamento del Sole"

- Excellent value for money
- Peaceful, green setting
- Well-proportioned and practical layout
- Spacious garage and fenced courtyard
- Ideal for families, couples or as a tourist investment

## Certification

**Energy Class:** C

**EPglnr:** 164.44 kwh/□

## Features

Code: 113493	Reason: Sale
Categoria: Apartment	Address: Località Lanciatoio, 12
Municipality: Montemonaco	Zona: Campagna
Total Square Meters: 110 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 6
State of Preservation: Good	gas: 2
independent Heating: independent	Parking: Uncovered Parking
Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Common
Kitchen: Regular Kitchen	Box: Double

## Nearby

Football Fields	Tennis Courts
Playgrounds	Public Transport
Cafe	Post Offices
Municipal Offices	





