

Apartment for sale in **Comunanza** **Semicentro** **€ 198.000** **Ref. 114346**



150 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

Newly Built Apartment with Garage and Terrace for Sale in Comunanza, Ascoli Piceno, Marche, Italy

Discover a unique opportunity to purchase a modern apartment equipped with every comfort, located in the charming town of Comunanza. This newly constructed property (built in 2021) offers a total area of 103 square meters and is situated on the first floor of an elegant building. Designed for those who appreciate spacious, well-distributed interiors, the apartment features:

- A large living room, perfect for relaxing and entertaining.
- A fully equipped kitchen with an induction cooktop, ideal for cooking enthusiasts.
- Two cozy bedrooms.
- Two modern and functional bathrooms.
- A video intercom system and high-speed fiber optic internet connection.

Energy Efficiency and Comfort

The apartment stands out for its advanced energy-saving features, ensuring lower utility costs:

- Independent underfloor heating system.

- Photovoltaic panels with a 4.5 kW output, contributing to excellent energy efficiency.
- Solar thermal panel for hot water production.
- PVC windows with thermal break and tilt-and-turn opening, providing outstanding thermal and acoustic insulation.

Furnishings and Outdoor Spaces

The apartment is sold fully furnished with a modern and elegant design. One of its highlights is the spacious 35 sqm terrace, ideal for outdoor relaxation, summer dinners, or simply enjoying the scenic views.

Garage and Storage

The property includes a large double garage (48 sqm) with two separate entrances, offering ample space for vehicle parking. Additionally, there is a convenient storage room for extra belongings.

Prime Location

Ideally positioned just a short walk from the center of Comunanza, the apartment provides quick access to all essential services. Furthermore, the nearby mountains are only a 10-minute drive away, making this property perfect for nature lovers and outdoor enthusiasts.

Don't miss this chance to live in the home of your dreams. For more information or to schedule a viewing, contact the real estate agency today. This is your opportunity to own a property that perfectly combines modern living, comfort, and an excellent location.

Certification

Energy Class: A4

EPgInr: 22.53 kwh/□

Features

Code: 114346

Reason: Sale

Categoria: Apartment

Address: Via Cavour

Zip Code: 63087

Municipality: Comunanza

Zona: Semicentro

Total Square Meters: 150 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 5

State of Preservation: Excellent

gas: 2

gas: 2

floor: 1

Total Floors: 3

independent Heating: independent

Parking: Carport

Lift: Yes

Age Construction: 2021

Current Status: free upon deed

Terrace: Present, 35 sq.m.

Garden: Common

Max Number of Beds: 6

Double Beds: 1

Single Beds: 1

Kitchen: Regular Kitchen

Box: Double

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

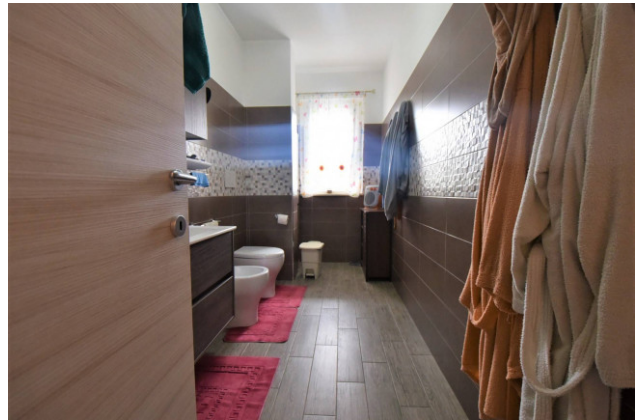
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











Data: 25/01/2021 - n. 128568 - Rilevatore: LVL/DRE/P44/620

Agenzia della Sanità CATASTO FABBRICATI Ufficio Provinciale di Ascoli		Via Cassini n. 890
Indirizzo Catastrale: Sezione: Foglio: 6 Particella: 1118 Subalterno: 15	Comune di: Ascoli Piceno	Catasto di: Fabbricati
Catastro: Foglio: 6 Particella: 1118 Subalterno: 15		
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Allegato: VAS
 Foglio: 6
 Particella: 1118
 Subalterno: 15

PIANO TERRA H=2,70

LVL/DRE/P44/620 - Comune di CANTANZANO (MC) - Foglio: 6 - Particella: 1118 - Subalterno: 15

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PIANO PRIMO SOTTOTRADA H=2,70

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