

## family villa for sale in Montegiorgio

### Campagna

**€ 245.000**  
**Ref. 114544**



**400 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 11**

**"Casa Montone" with buildable land and outbuildings for sale in Montegiorgio, Fermo, Marche, Italy.**

Located in a quiet residential area surrounded by the greenery of the countryside, we offer for sale this well-maintained 1970s villa, in excellent condition. The property includes a private courtyard with an accessory building divided into two rooms, one used as a storage area and the other as a garage. Additionally, the villa has a small plot of land of about 5000 sqm, partially buildable and partially agricultural, enriched by various fruit trees and a small vineyard.

The villa is spread over three floors, covering a total of approximately 330 sqm gross, and is composed as follows:

**Ground floor:** Entrance, hallway, kitchen, storage room, living room, two bedrooms, and a bathroom.

**First floor:** Hallway, four bedrooms, storage room, and two balconies.

**Second floor:** Attic with a maximum height of 2.80 meters.

The house has independent heating and is connected to all utilities. The access road is flat and convenient, with direct access to the provincial road.

The property also includes a double garage, four uncovered parking spaces, a cellar, a storage room, and an attic, offering plenty of storage and utility space. Heating is provided by a methane system.

Thanks to its features and location, this villa is the ideal solution for those looking for a spacious home immersed in nature, yet conveniently close to services and major roads.

Distance from the town: approximately 1 km

Distance from the Adriatic Sea: approximately 26 km

Distance from Ancona San Raffaello Airport: approximately 85 km.

## Certification

**Energy Class:** E

**EPgInr:** 122.07 kwh/□

## Features

Code: 114544	Reason: Sale
Categoria: family villa	Address: Contrada Montone, 44
Municipality: Montegiorgio	Zona: Campagna
Total Square Meters: 400 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 11
State of Preservation: Excellent	gas: 4
gas: 2	gas: 2
gas: 2	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Carport	Age Construction: 1967
Current Status: free upon deed	Balconies: Present
Garden: Private, 1.000 sq.m.	Max Number of Beds: 8
Double Beds: 3	Single Beds: 2
Sea Distance: 25.000 meter	Kitchen: Regular Kitchen
Box: Double, 77 sq.m.	

## 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















