

# Townhouse for sale in Montefalcone Appennino

## Faveto

**€ 140.000**  
**Ref. 114664**



**216 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8**

**Townhouse for Sale in Montefalcone Appennino, Fermo, Marche, Italy.**

We are delighted to exclusively present this charming townhouse located in the peaceful Faveto area. The property is in excellent condition and enjoys a privileged location offering breathtaking views of the Sibillini Mountains. This home is a unique opportunity for those looking to live in harmony with nature without sacrificing modern comforts.

### Property Details

#### Size and Layout:

The house spans approximately 216 square meters across three levels.

It was renovated in 2005 using high-quality materials, maintaining its original rustic style.

Space Distribution:

#### Ground Floor:

Spacious, fully equipped kitchen.

Large living room with a fireplace, perfect for relaxing.

A panoramic loggia with a south-est orientation, ideal for enjoying natural light throughout the day, summer breezes, or a warm cup of cocoa in winter.

A Bathroom with shower

#### Upper Floors:

One fully equipped and beautifully finished bathroom.

Two bright bedrooms.

A bright studio with panoramic windows

#### Materials and Finishes:

High-quality wooden frames and windows ensuring excellent thermal and acoustic insulation.

Fully furnished with elegant, high-quality furniture, creating a welcoming atmosphere.

#### Outdoor Spaces:

A meticulously maintained private and covered patio, a true oasis of peace and relaxation.

Adjacent land (approximately 1,160 square meters) with olive trees and fruit trees.

A single-car garage that will be fully renovated.

#### Additional Features:

Autonomous heating system powered by LPG, ensuring energy efficiency.

Ample storage space, including a cellar, storeroom, and attic.

A fireplace in the dining area, adding warmth and comfort during the winter months.

#### Location and Accessibility

##### Proximity to Amenities:

The town of Montefalcone is just a 5-minute drive away.

Comunanza, offering more shops and services, is approximately 10 minutes away.

Ancona Airport is 1 hour and 30 minutes away, and the seaside is only a 40-minute drive.

##### Why Buy This Property?

This townhouse is perfect as either a primary residence or a vacation home, thanks to its tranquil and well-connected location. It's ideal for those who wish to live in harmony with nature while enjoying the modern comforts of a well-maintained home, all without losing the rustic charm of the Marche region.

Don't miss the opportunity to own this stunning property. Contact us for more details or to arrange a visit.

## Certification

**Energy Class:** G

**EPgInr:** 328.52 kwh/□

## Features

Code: 114664

Reason: Sale

Categoria: Townhouse

Address: Contrada Faveto, 96

Zip Code: 63855

Municipality: Montefalcone Appennino

Zona: Faveto

Total Square Meters: 216 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 8

State of Preservation: Excellent

independent Heating: independent

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Max Number of Beds: 6

Double Beds: 2

Single Beds: 1

Sea Distance: 40.000 meter

Kitchen: Regular Kitchen

Box: Single, 16 sq.m.

## Nearby

Football Fields

Fitness Centers

Playgrounds

Public Transport

Elementary Schools

Cafe

Post Offices

Municipal Offices













