

## Apartment for sale in Montemonaco Centro € 79.500 Ref. 114779



**53 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

**Apartment with Garage for Sale in Montemonaco, Ascoli Piceno, Marche, Italy in the Sibillini National Park**

### **Charming Ground-Floor Apartment with Terrace and Garage in the Heart of the Village**

Located in the central area of Montemonaco, this delightful ground-floor apartment is part of a well-kept building built in 1994. It offers an ideal living solution for those seeking comfort, functionality, and a strategic location.

The property is in excellent condition and has a total surface area of 53 square meters (45 sqm of usable living space), well divided between living and sleeping areas.

#### **Interior Layout:**

- **Living Area:** The entrance opens into a bright and welcoming living room with an open-plan kitchen, tastefully designed and equipped with quality furnishings. This cozy space is perfect to relax, offering everything needed for a comfortable lifestyle.
- **Sleeping Area:** Includes a spacious double bedroom, a study that can be used as a single bedroom or a studio, and a modern, fully equipped bathroom with all essential fixtures.

#### **Features and Amenities:**

- **Heating System:** Independent and powered by natural gas, providing comfort in all seasons.
- **Windows and Insulation:** Wooden frames with double glazing ensure excellent thermal and acoustic insulation.
- **Outdoor Spaces:** The apartment includes both a balcony and a terrace, ideal for enjoying the outdoors, hosting summer lunches, or simply relaxing in a peaceful setting.
- **Garage:** A private garage is included, offering convenient parking or extra storage.

#### Condition and Location:

The apartment is in good overall condition, making it immediately livable and a great base for any desired personalization. Situated in the heart of the village, the property offers easy access to shops, services, and transportation, making it a practical choice for everyday living.

Thanks to its location and build quality, this home is ideal for anyone looking for a move-in ready residence, whether as a primary home or as a real estate investment.

## Certification

**Energy Class:** G

**EPgInr:** 294.87 kwh/□

## Features

Code: 114779

Reason: Sale

Categoria: Apartment

Address: Via Zona C Due, 2

Zip Code: 63088

Municipality: Montemonaco

Zona: Centro

Total Square Meters: 53 sq.m.

Bedrooms: 1

Bathrooms: 1

Rooms: 3

State of Preservation: fairly good

gas: Yes

gas: 2

gas: Yes

floor: Ground Floor

independent Heating: independent

Parking: Carport

Age Construction: 1995

Current Status: leased

Balconies: Present, 16 sq.m.

Terrace: Present, 45 sq.m.

Double Beds: 1

Single Beds: 1

Kitchen: Exposed Kitchen

Box: Single, 21 sq.m.

## Nearby

Football Fields

Tennis Courts

Playgrounds

Public Transport

Cafe

Post Offices

Municipal Offices







