

## Apartment for sale in Smerillo

€ 80.000

Ref. 114781



**200 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 7**

### **Apartment with Attic, Parking Space, and Private Garden for Sale in Smerillo, Fermo**

In the charming setting of the village of Smerillo, in the province of Fermo, this spacious apartment is available for sale. Located on the first floor of a quiet residential building, it's ideal for those looking for generous spaces and a panoramic location.

#### **Key Features:**

With a total surface area of approximately 200 square meters, the property stands out for its bright, well-distributed rooms. Partially renovated, the interiors feature a modern, minimalist design that enhances both functionality and aesthetics.

#### **Interior Layout:**

The apartment is composed of seven rooms, including:

- **Eat-in Kitchen:** Partially furnished and functional, opening onto a panoramic balcony with a stunning view of the surrounding hills.
- **Living Area:** Spacious and filled with natural light, perfect for entertaining or relaxing with family.
- **Three Bedrooms:** Large and welcoming, designed to provide maximum comfort.
- **Bathroom:** Practical, with a shower and all essential fixtures.
- **Habitable Attic:** Offers extra space that can be adapted to suit your needs - ideal for a study, hobby room, or storage.

### Outdoor Spaces and Additional Features:

- **Private Garden:** Includes a small plot of land that can be used as a private green space - perfect for relaxation or gardening.
- **Parking Space:** Convenient and easily accessible, a valuable asset for everyday living.
- **Storage Room:** An additional space for organizing and storing items.

### Technical Details:

- **Independent Heating:** Radiator system powered by GPL gas, ensuring a warm and comfortable atmosphere even in colder months.
- **Wooden Window Frames with Single Glazing:** While in decent condition, they would benefit from replacement to improve insulation.

### Condition and Location:

The property is unoccupied and ready to move into. It's in good overall condition, requiring only minimal work to be fully livable. Smerillo is a picturesque village and the perfect setting for those seeking a peaceful residence away from the hustle and bustle, yet still within easy reach of the region's main attractions.

This property represents a unique opportunity for anyone in search of a spacious, customizable apartment, located near the Church and the evocative Lake San Ruffino.

## Certification

**Energy Class:** G

**EPgInr:** 318.36 kwh/□

## Features

Code: 114781

Reason: Sale

Categoria: Apartment

Address: Contrada Val Di Tenna, 3

Municipality: Smerillo

Total Square Meters: 200 sq.m.

Bedrooms: 4

Bathrooms: 1

Rooms: 7

State of Preservation: Good

floor: 1

Total Floors: 2

independent Heating: independent

Age Construction: 1980

Current Status: free upon deed

Balconies: Present

Garden: Private

Max Number of Beds: 8

Double Beds: 2

Single Beds: 1

Kitchen: Regular Kitchen

## Nearby

Football Fields

Bike Lanes

Playgrounds

Public Transport

Cafe

Post Offices









