

## Apartment for sale in Falerone

### Periferia

**€ 140.000**

**Ref. 114804**



**220 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

#### **Ground-floor apartment with garage and large shared courtyard for sale in Falerone (FM), Marche**

Discover this apartment for sale in Falerone, in the heart of the Marche region, a versatile and spacious residential solution combining comfort, functionality and tranquillity. Located on the ground floor of a residential building with a large shared courtyard and a private garage, the property is ideal for those seeking a welcoming home with outdoor space and multifunctional areas.

#### **Key features**

- **Location:** Piane di Falerone, Province of Fermo - quiet and well-served area
- **Total surface area:** over 220 sqm arranged over two levels
- **Shared courtyard:** approx. 620 sqm, ideal as a garden, play area or outdoor relaxation space
- **Garage and workshop:** approx. 130 sqm on the basement level, suitable for craftsmen, hobbyists or multiple vehicle parking
- **Ground-floor apartment:** approx. 95 sqm, renovated, with updated systems and independent heating

#### **Living spaces**

The apartment comprises a bright living room, dining room, breakfast room, master bedroom, single bedroom with balcony and a

windowed bathroom. The layout is well balanced and designed to ensure everyday comfort and family-friendly living. Potential and versatility  
The building was constructed prior to 1967 with a reinforced concrete structure and underwent renovation works around 2002.

### Why choose this property

- Strategic location in the Marche region, just minutes from essential services
- Generous indoor and outdoor spaces, rarely found in the area
- Excellent value for money
- Suitable for families, professionals, craftsmen and investors

A unique opportunity to purchase a property that combines space, practicality and serenity in the Marche countryside.

**Contact us to arrange a viewing and discover the full potential of this property.**

## Certification

**Energy Class:** G

**EPglnr:** 326.70 kwh/□

## Features

Code: 114804	Reason: Sale
Categoria: Apartment	Address: Strada Falerienze a Valle, 44
Municipality: Falerone	Zona: Periferia
Total Square Meters: 220 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 5
State of Preservation: Excellent	gas: 2
gas: 2	gas: Yes
gas: 2	floor: Ground Floor
Total Floors: 4	independent Heating: independent
Parking: Carport	Age Construction: 1967
Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Common
Max Number of Beds: 6	Double Beds: 2
Kitchen: Regular Kitchen	Box: Double, 71 sq.m.

## Nearby

Gym	Football Fields
Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	





