

## Apartment for sale in Mogliano CAMPAGNA € 175.000 Ref. 13043 - 72



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

**Apartment "Il Poggio" with Land, Garage, Attic, and Well for Sale in Mogliano, Macerata, Marche, Italy**

Beautiful apartment for sale, located in a peaceful area surrounded by the Marche countryside.

**The apartment**, situated in a two-family building, is on the second floor with access via a convenient shared staircase. Fully renovated and declared habitable in 2022, it offers a total area of 336 m<sup>2</sup>, making it ideal for large families or those who desire generous spaces.

The living unit features 8 rooms, including 2 bedrooms, a walk-in closet, 2 bathrooms (one with a powder room), and a spacious living room, perfect for hosting friends and family year-round.

The heating is self-contained with wall-mounted radiators powered by natural gas, ensuring a warm and comfortable environment. Additionally, three rooms are equipped for air conditioning. The property is in excellent condition thanks to the recent renovation.

The sale is offered unfurnished, providing the opportunity to customize the spaces to your liking. The south-facing exposure ensures

excellent brightness, and the loggia allows you to enjoy the tranquility of the surrounding countryside.

The apartment is surrounded by a shared garden and includes private land, perfect for nature lovers and those wishing to grow a vegetable garden. The property also includes a single garage, a cellar, a storage room, and an attic, ideal for storing tools and valuable items.

The apartment is on the second floor, with access to the loggia and the attic, which has a maximum height of 3.66 meters, suitable for different uses. The living unit offers ample space, making it perfect for those seeking a comfortable and functional home.

Don't miss the opportunity to purchase this stunning apartment in a peaceful area surrounded by nature, perfect for those who love outdoor living.

## Certification

**Energy Class:** F

**EPgInr:** 209.00 kwh/□

## Features

Code: 13043 - 72

Reason: Sale

Categoria: Apartment

Address: CONTRADA POGGIO, 19

Municipality: Mogliano

Zona: CAMPAGNA

Total Square Meters: 336 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 8

State of Preservation: Restored

gas: 2

gas: 2

gas: Yes

floor: Multi-Storey

Total Floors: 3

independent Heating: independent

Parking: Uncovered Parking

Age Construction: 2022

Current Status: free upon deed

Terrace: Present, 36 sq.m.

Garden: Common, 500 sq.m.

Kitchen: Present

Box: Single

## Nearby

Gyms

Spa

Fitness Centers

Playgrounds

Public Transport

Cafe

Shopping Centers













