

# Townhouse for sale in Montefortino

## Centro Storico

€ 150.000  
Ref. 115063



**130 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

### **Renovated Townhouse with Garden and Panoramic Views for Sale in Montefortino (FM)**

In the heart of the historic centre of Montefortino, a charming medieval village nestled within the **Sibillini Mountains National Park**, we are pleased to present exclusively this beautifully restored townhouse arranged over three levels, featuring an independent entrance and a small adjoining plot of land of approximately **240 sqm** - ideal as a vegetable garden, private garden, or relaxing outdoor area with the possibility of installing a panoramic gazebo.

The plot is located in a completion zone, offering further potential for enhancement.

#### **Property Layout**

##### **Ground Floor:**

Access via external staircase with landing; rustic-style kitchen with fireplace, dining area, and convenient storage room.

##### **First Floor:**

Spacious living room with bathroom and custom-built wall wardrobes.

##### **Second Floor:**

Sleeping area with hallway, two double bedrooms, and a second bathroom.

Despite being located in the historic centre, the house is easily accessible and enjoys **two open sides**, ensuring excellent natural light and privacy.

From every level, you can admire a **brehtaking view of the Sibillini Mountains**, creating an atmosphere of serenity and charm throughout the home.

### Restoration and Finishes

The property has undergone a meticulous **conservative restoration**, carefully preserving the original materials - such as **wooden beams, terracotta tiles, and local stone** - while integrating modern elements perfectly in keeping with the building's character. It is sold **mostly furnished**, ready to be lived in or used as a **holiday rental investment**.

### Location and Surroundings

Montefortino is a **village of rare beauty**, renowned for its ancient history and for being one of the main gateways to the **Marche side of the Sibillini Mountains**.

The village retains its medieval urban layout and hosts several historic landmarks, including the **Sanctuary of the Madonna dell'Ambro** and the **Sibillini Wildlife Museum**.

### Main Distances:

- Amandola: 10 km
- Comunanza: 15 km
- Norcia (PG): 35 km
- Ascoli Piceno: 45 km
- Macerata: 60 km
- Adriatic Coast (Porto San Giorgio): approx. 55 km

This property is ideal for those seeking **tranquillity, nature, and authenticity**, without giving up proximity to the main towns of the provinces of **Fermo, Ascoli Piceno, and Macerata**.

## Certification

**Energy Class:** G

## Features

Code: 115063	Reason: Sale
Categoria: Townhouse	Address: Via Sant'agostino, 2
Municipality: Montefortino	Zona: Centro Storico
Total Square Meters: 130 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Excellent	floor: Multi-Storey
Total Floors: 2	independent Heating: independent
Current Status: free upon deed	Garden: Private
Double Beds: 2	Kitchen: Regular Kitchen

## Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Elementary Schools	Cafe

Post Offices

Municipal Offices

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