

## Apartment for sale in Macerata Centro storico € 150.000 Ref. 115082



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

### **Two-Level Apartment with Panoramic Terrace for Sale in Macerata (Marche, Italy)**

In the lively heart of Macerata, just a short walk from the main university departments and all essential services, we are pleased to exclusively present an elegant, independent apartment arranged over two levels - ideal both as a primary residence and as a rental investment for university housing.

**Strategic Location** Situated in a central and well-served area, the property offers easy access to the historic center, university departments, supermarkets, cafés, restaurants, pharmacies, and public transport stops.

A public lift just a few metres away connects directly to the **Giardini Diaz** parking area, one of the city's most popular green spaces.

#### Property Features

- Independent entrance on the raised ground floor
- Bright living room with kitchenette
- Wooden staircase leading to the upper level
- Sleeping area with large double bedroom and windowed bathroom

- **Spectacular panoramic terrace**, ideal for relaxing or dining outdoors
- Sold **fully furnished**, ready to move into or rent out immediately

Excellent Investment Thanks to its proximity to university faculties and its independent layout, the apartment is highly attractive for students and visiting lecturers.

The **demand for rentals in this area is consistently strong**, ensuring excellent rental returns.

Living in Macerata Macerata offers a unique blend of culture, history, and vibrant student life. It hosts major cultural events such as the **Sferisterio Opera Festival**, and is surrounded by the gentle rolling hills of the Marche region, with scenic landscapes and nature trails just a short distance away.

## Certification

**Energy Class:** E

## Features

Code: 115082	Reason: Sale
Categoria: Apartment	Address: Piaggia Pompeo e Pietro Paolo Floriani
Municipality: Macerata	Zona: Centro storico
Total Square Meters: 70 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: fairly good	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Age Construction: 2000	Current Status: free upon deed
Balconies: Present	Terrace: Present
Double Beds: 2	Kitchen: Regular Kitchen

## Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





