

Apartment for sale in Montefalcone Appennino Centro € 135.000 Ref. 115083



220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

Apartment Luisa" with Large Garage, Cellar, and Utility Spaces - For Sale in Montefalcone Appennino (FM), Marche, Italy In the heart of the Marche region, in one of its most enchanting medieval villages, we are delighted to present "**Apartment Luisa**", a bright and panoramic residence located on the **first floor of a semi-detached house**.

The property is situated in **Montefalcone Appennino**, a picturesque hilltop village perched on a rocky spur over **750 meters above sea level**, offering **spectacular views** over the rolling hills of Fermo province.

Strategic Location Montefalcone Appennino is surrounded by unspoiled nature, just **40 minutes from the beaches of Porto San Giorgio** and **30 minutes from the trails of the Sibillini Mountains National Park**.

This makes it the ideal retreat for those seeking a balance between **sea and mountains**, with opportunities for hiking, outdoor living, and relaxation.

Apartment Features The apartment, measuring approximately **120 sqm**, is in **good overall condition** and already connected to all main utilities (water, electricity, heating).

It consists of:

- Entrance hall
- Spacious living room

- Eat-in kitchen with **fireplace** and access to a **balcony**
- Three double bedrooms
- Bathroom
- Storage room
- Balcony and terrace with **open views of the Marche countryside**

Additional Spaces and Potential On the **ground floor**, the property includes:

- A **large garage** with two vehicle entrances and **rolling shutters**
- **Storage and utility rooms** (approx. 120 sqm), formerly used as a **restaurant** with two dining halls, mezzanine, and restrooms.
- Currently in need of renovation, these spaces offer **great potential** for conversion into a **studio, workshop, tavern, exhibition area, or additional apartment**.
- **Wine Cellar**: A spacious cellar ideal for storing wines, cured meats, and typical local products.

This property represents a **versatile opportunity** - perfect as a **main home, holiday residence, or investment in the scenic Marche region**.

Certification

Energy Class: G

Features

Code: 115083	Reason: Sale
Categoria: Apartment	Address: Via Roma
Municipality: Montefalcone Appennino	Zona: Centro
Total Square Meters: 220 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Good	floor: Multi-Storey
Total Floors: 4	independent Heating: independent
Age Construction: 1967	Current Status: free upon deed
Balconies: Present	Kitchen: Regular Kitchen
Box: Double	

Nearby

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















