

## Townhouse for sale in Servigliano Campagna € 169.000 Ref. 115189



**180 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8**

### **Spacious Townhouse with Courtyard and Outbuildings for Sale in Servigliano (FM), Marche, Italy**

Set in a peaceful countryside location just outside the charming town of **Servigliano**, this elegant and generously proportioned **three-level townhouse** was fully renovated in 2001 and is now presented in excellent condition. It is an ideal solution for those seeking a home in the Marche region that combines tranquillity with easy access to local services.

Servigliano is one of the most attractive villages in the province of Fermo, renowned for its perfectly preserved 18th-century urban layout, the iconic Piazza Roma and popular cultural events such as the Torneo Cavalleresco di Castel Clementino. The location is highly strategic: the Adriatic coast (Porto San Giorgio) is approximately **30 km away**, while the Sibillini Mountains and National Park can be reached in about **25 km**.

The property, including its ancillary buildings, offers a total surface area of approximately **180 sqm**.

The house is arranged over **three well-organised levels**, providing generous and functional spaces, ideal for a large family or for anyone seeking an independent home with outdoor space.

The layout includes:

- **4 bedrooms**
- **3 bathrooms**
- A fully fitted **kitchen**
- A bright and welcoming **living room**

Heating is autonomous and powered by **LPG**, an efficient solution for countryside properties. Wooden windows with thermal glazing ensure excellent thermal and acoustic insulation. The property is sold **unfurnished**, allowing buyers to personalise the interiors to their own taste. The **south-west exposure** guarantees excellent natural light throughout the day. One of the highlights is the spacious open-plan kitchen, ideal for convivial living and entertaining.

The house enjoys **three free sides** and a panoramic hillside position with open views over the Marche countryside. There is a **private courtyard and exclusive garden**, perfect for outdoor activities or creating a vegetable garden.

#### Additional Features

- Single garage
- 3 covered parking spaces
- 3 outdoor parking spaces
- Cellar

Versatile spaces suitable for hobbies, storage and everyday needs.

This property represents an excellent opportunity for anyone looking for a spacious independent home with garden in a peaceful rural setting, while remaining close to services and key destinations in the Marche region.

## Certification

**Energy Class:** G

## Features

Code: 115189	Reason: Sale
Categoria: Townhouse	Address: contrada chiarmonete, 8
Zip Code: 63839	Municipality: Servigliano
Zona: Campagna	Total Square Meters: 180 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 8	State of Preservation: Excellent
gas: 3	gas: 2
gas: 3	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Carport	Age Construction: 2001
Current Status: free upon deed	Balconies: Present
Garden: Common, 1.900 sq.m.	Kitchen: Exposed Kitchen
Box: Single	

## Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes

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Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices

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