

## Townhouse for sale in Monte San Martino CENTRO STORICO

€ 78.000

Ref. 115223



**150 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7**

### **Townhouse for Sale in the Historic Centre of Monte San Martino (MC)**

**Independent 150 sqm property with storage space, two self-contained apartments and attic - panoramic and bright position**

Located in the heart of the charming historic centre of Monte San Martino, in the province of Macerata, this distinctive townhouse combines authentic character, everyday convenience and excellent potential for personalisation. The village is one of the most attractive inland locations in the Marche region, renowned for its medieval heritage, Renaissance artworks and sweeping views over the Sibillini Mountains.

#### **About the village**

Monte San Martino is a medieval hill town dating back to around the year 1000, historically home to noble families and rich in artistic heritage. The village preserves important works by Vittore and Carlo Crivelli, along with stone alleyways, historic architecture and panoramic viewpoints that reflect centuries of local history.

#### **Property description**

Built in 1967, the building is structurally sound and arranged over three levels, with a total internal area of approximately 150 sqm.

**Ground floor - Storage level with exposed beams**

- Spacious storage area with exposed oak beams and original brickwork
- Suitable as workshop, hobby space, bicycle / motorbike storage or general storage
- Direct street access from the historic centre

### First and second floors - Two mirrored apartments

Each apartment comprises:

- Eat-in kitchen
- Double bedroom
- Single bedroom
- Hallway
- Bathroom

The rooms are bright and enjoy pleasant views over the historic village and surrounding countryside.

### Services and condition

- Independent methane gas heating with radiators
- Systems operational but requiring updating
- Wooden window frames with single glazing
- Solid structure, well maintained
- Excellent scope for refurbishment and customisation
- Living area with working fireplace

The kitchen is equipped with essential appliances and a fully functioning fireplace, creating a warm and welcoming atmosphere.

### Additional spaces

- Ground-floor storage room
- Attic suitable for storage or hobby use
- Space for bicycle and motorbike parking
- Partial furnishings included

### Location and amenities

Despite being located within the historic centre, the property benefits from excellent natural light and open views across the rolling Marche countryside.

All essential services are within walking distance:

- Shops and daily services
- Traditional restaurants
- Public transport links
- Walking trails and cultural routes

### Ideal for

- Buyers seeking an authentic historic village lifestyle
- Those looking for an independent property with flexible space
- Property investors
- Buyers wanting a main residence, holiday home or rental investment in the Marche

## Certification

**Energy Class:** G

## Features

Code: 115223	Reason: Sale
Categoria: Townhouse	Address: via Giacomo Leopardi, 23
Municipality: Monte San Martino	Zona: CENTRO STORICO
Total Square Meters: 150 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 7
State of Preservation: To Be Cleaned	gas: 2
floor: Multi-Storey	Total Floors: 3

independent Heating: independent

Age Construction: 1967

Current Status: free upon deed

Max Number of Beds: 10

Double Beds: 3

Single Beds: 1

Kitchen: Regular Kitchen

## Nearby

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Cafe

Post Offices

Municipal Offices









