

## Apartment for sale in Falerone

### Periferia

### € 110.000

### Ref. 115237



**270 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6**

#### **Apartment with attic, garage and large shared courtyard in Falerone (FM)**

A welcoming home, a space that tells a story

In Piane di Falerone, where days unfold peacefully and the view opens onto the gentle hills of the Marche countryside, there is a home full of possibilities. A place where spaces are not just square metres, but settings ready to become life, memories and future plans. This apartment is more than just a property: it is a bright, spacious blank canvas, waiting to be shaped by the vision of its next owner.

#### **A light-filled apartment**

Located on the first floor, the apartment offers approximately 95 sqm of airy and well-proportioned rooms, where each space invites you to imagine everyday moments of simple beauty: breakfast on the balcony, family dinners, quiet afternoons in the living room. The two double bedrooms ensure privacy and tranquillity, while the living area, practical and well laid out, makes daily life flow naturally. The systems are in working order and the property is well maintained, yet what truly stands out is its potential: here, everything can be reinterpreted, redesigned and made personal.

#### **An attic that invites big ideas**

On the upper level, an additional 95 sqm attic space sparks the imagination. With a maximum height of 2.80 metres, it can be transformed into a cosy attic room, a creative studio, a guest suite or a hobby area.

It is a space designed to grow with you and adapt to your needs.

**A garage that feels like a workshop**

Just a short distance from the building, the approximately 70 sqm garage is a real asset: ideal for cars, motorcycles, equipment, or for anyone looking for a dedicated space to cultivate hobbies and hands-on projects.

**A courtyard made for outdoor living**

The shared courtyard of about 620 sqm is an open-air haven: a garden to design, a pergola to imagine, a play area for children, or a place to enjoy summer evenings.

It is the outdoor extension that completes the home and gives it room to breathe.

**A home waiting for its next chapter**

This property is ideal for those looking for:

- a spacious and versatile home in the Marche
- a peaceful setting close to essential services
- rooms to personalise and transform
- an ideal solution for families, couples or investors

This is a home that doesn't impose itself, but welcomes.

That doesn't limit, but inspires.

A home waiting to become yours.

## Certification

**Energy Class:** G

**EPgInr:** 326.70 kwh/□

## Features

Code: 115237

Reason: Sale

Categoria: Apartment

Address: Strada Falerienze a Valle, 44

Municipality: Falerone

Zona: Periferia

Total Square Meters: 270 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 6

State of Preservation: Good

gas: 2

gas: 2

gas: 2

gas: 2

floor: 1

Total Floors: 4

independent Heating: independent

Parking: Carport

Age Construction: 1967

Current Status: free upon deed

Balconies: Present

Garden: Common

Max Number of Beds: 10

Double Beds: 2

Kitchen: Regular Kitchen

Box: Double, 71 sq.m.

## Nearby

Gym

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices





