A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
0736847681

Apartment for sale in Falerone
Periferia
€ 100.000
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	**EPglnr**: 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: fairly 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	Single 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

















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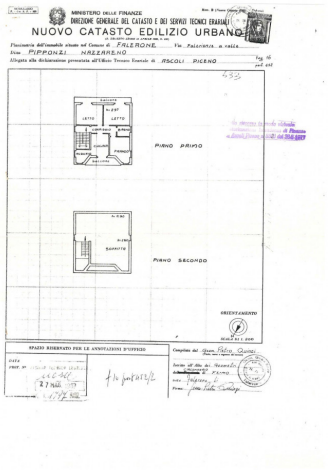




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PIANO SECONDO
ORIENTAMENTO


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