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

Apartment for sale in Montefalcone Appennino Centro
€ 40.000
Ref. 115320



67 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

Ready-to-Move-In Apartment with Panoramic Terrace for Sale in Montefalcone Appennino, Marche, Italy
In a peaceful residential area of **Montefalcone Appennino**, one of the most picturesque villages in the Sibillini Mountains area, we offer for sale a well-maintained apartment situated on the first floor of a building dating back to 1973, enjoying a panoramic position just a short distance from the village centre.
The property offers approximately 57 sq m of net internal floor space, together with a panoramic balcony, a covered terrace and a private storage room.
Presented in excellent condition and available fully furnished, the apartment is ideal as a permanent residence, a holiday home or a potential rental investment.
Key Property Features

- Living room with working fireplace, creating a warm and welcoming atmosphere.
- Compact, separate kitchen, practical and well organised.
- Spacious covered terrace, ideal for outdoor dining and relaxation, with beautiful views over the village and surrounding hills.
- Double bedroom with panoramic balcony.
- Bright twin bedroom.

- Bathroom in good condition.

The property benefits from independent heating with wall-mounted radiators, complemented by a traditional open fireplace.

Additional Features

- Private storage room of approximately 7 sq m.
- Communal garden available to residents.

Location and Surroundings
Montefalcone Appennino enjoys a convenient location between the Adriatic coast and the Sibillini Mountains, making it an attractive destination for those seeking peace, natural beauty and access to essential amenities.

Distances

- Amandola: 12 km
- Comunanza: 18 km
- Sarnano (thermal spas and skiing): 25 km
- Ascoli Piceno: 45 km
- Fermo: 48 km
- Adriatic coast (Pedaso / Porto San Giorgio): 45–55 km

Why Choose This Apartment

- Ready to move into, with furniture available.
- Excellent condition and functioning utilities.
- Covered terrace and balcony with panoramic views over the village.
- Ideal as a holiday home or potential tourist rental investment.
- Peaceful residential location close to the village centre and amenities.
- Attractive asking price and good value for the accommodation offered.

Certification

Energy Class: G	**EPgInr**: 422.78 kwh/□

Features

Code: 115320	Reason: Sale
Categoria: Apartment	Address: Località Tiro a Segno
Municipality: Montefalcone Appennino	Zona: Centro
Total Square Meters: 67 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 4
State of Preservation: fairly good	floor: 1
Total Floors: 4	Age Construction: 1973
Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Common
Max Number of Beds: 6	Double Beds: 1
Single Beds: 1	Kitchen: Kitchenette

Nearby

Football Fields	Fitness Centers
Playgrounds	Public Transport
Kindergarten	Cafe
Post Offices	Municipal Offices

















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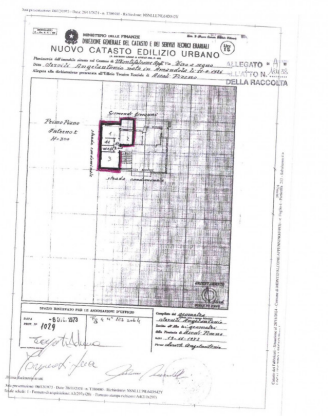
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NUOVO CATASTO EDILIZIO URBANO

ALLEGATO

DELLA RACCOLTA

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