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

Detached House for sale in Montefortino Collina

€ 140.000

Ref. 115322



160 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Villa with Private Garden in a Holiday Village with a Communal Pool in Montefortino – Nature and the Sibillini Mountains
Set amid the peaceful hills of Le Marche, in **Montefortino**, this charming villa forms part of a holiday village with a communal swimming pool. An ideal setting for anyone seeking relaxing breaks surrounded by nature, away from the bustle of city life.
Montefortino is a picturesque historic village in inland Le Marche, at the foot of the **Sibillini Mountains**, surrounded by woodland, valleys and striking mountain scenery. The area invites you to enjoy countryside walks, hiking and a slower pace of life, with local traditions and small towns steeped in history.
The location also provides convenient access to the surrounding area: Amandola is just a few kilometres away, Ascoli Piceno approximately 40 km and Fermo around 50 km, while the beaches of San Benedetto del Tronto and the Adriatic coast are approximately 70 km away. An appealing choice for those who love the mountains and also enjoy days by the sea.
A Welcoming Home with Space to Enjoy Throughout the Year
Built in 1975 and subsequently renovated, the property is arranged over two levels, with a total floor area of approximately **160 m²**. Its well-planned accommodation and welcoming atmosphere make it suitable as either a main residence or a holiday home.
The ground floor comprises a sitting room, a kitchen with a fireplace, two bedrooms and a bathroom. The partially covered entrance terrace connects directly to the private garden and access path, providing a pleasant spot to relax outdoors and enjoy the peaceful surroundings.

The lower ground floor houses a characterful entertaining room with a kitchen and fireplace, ideal for meals with family and friends, together with a bathroom, a storeroom, a garage and a wood store.
Finishes include **ceramic floor tiles, external timber shutters, porcelain sanitaryware and ceramic wall tiles in the kitchens and bathrooms**. Double-glazed timber windows contribute to indoor comfort, while the property's own LPG-fired central heating system with radiators allows independent control of the heating.
Outside, the **well-kept, easily accessible private garden** offers an inviting green space for relaxing, reading in the shade, dining outdoors or spending time with family and friends.
The communal swimming pool within the holiday village adds to the property's appeal, particularly for buyers seeking a holiday home in a peaceful, leafy setting.
A welcoming home where the charm of the Sibillini Mountains meets the pleasures of outdoor living. Ideal for anyone seeking tranquillity, nature and wellbeing, with the coast and the area's main towns within reach.

Certification

Energy Class: G

Features

Code: 115322	Reason: Sale
Categoria: Detached House	Address: Località Rovitolo, 39
Municipality: Montefortino	Zona: Collina
Total Square Meters: 160 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 6
State of Preservation: Restored	floor: Multi-Storey
Total Floors: 2	independent Heating: independent
Age Construction: 1975	Current Status: free upon deed
Balconies: Present	Terrace: Present
Garden: Private	Max Number of Beds: 8
Double Beds: 2	Kitchen: Regular Kitchen
Box: Single, 27 sq.m.	

Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	

















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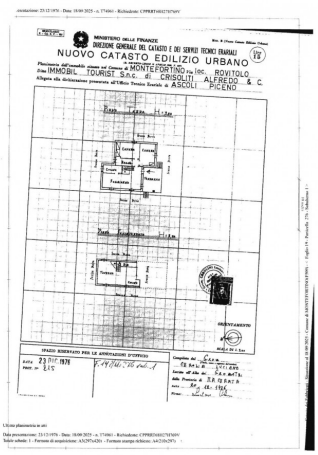


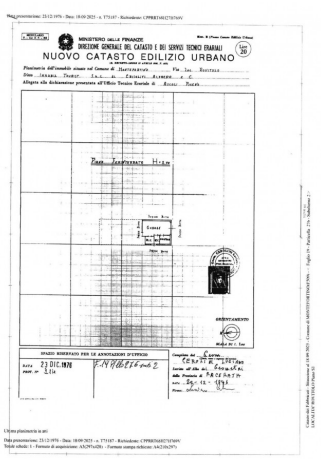




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MINISTERO DELLE FINANZE
DIREZIONE GENERALE DEL CATASTO E DEI SERVIZI TECNICI ERARIALI
NUOVO CATASTO EDILIZIO URBANO
Planimetria dell'immobile situato nel Comune di MONTEFORTINO Via / loc. ROVITOLO
Ditta IMMOBIL TOURIST S.n.c. di CRISOLITI ALFREDO & C
Allegata alla dichiarazione presentata all'Ufficio Tecnico Erariale di ASCOLI PICENO
Piano Terra - Scala 1:100
Piano Ammezzato - Scala 1:100
ORIENTAMENTO
SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO
DATA 23 DIC. 1978
PROT. N. 515
F. 49 Mapp. 16 sub 1
Compilata dal Geom.
Iscritto all'Albo del Collegio di
Data 30-12-1978
Firma


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