

Semi-detached house for sale in Porto San Giorgio

€ 310.000
Ref. PU-033



207 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

Puzielli Real Estate Agency offers a detached house with a garden for sale in Porto San Giorgio. The property is spread over three levels, totaling approximately 207 sq m. The basement is used as a cellar and could be converted into a rustic apartment. The ground floor comprises an entrance hall, eat-in kitchen, living room with terrace, and study. The first floor comprises three double bedrooms with access to the balcony and a bathroom. The property also includes a garden of approximately 100 sq m.

The house needs renovation. The building was constructed with a load-bearing masonry structure. The flooring is a mix of terrazzo and ceramic. The window frames are wooden and the shutters are PVC. The heating, plumbing, and electrical systems are from the same period.

The property is located on one of Porto San Giorgio's most prestigious streets, Viale della Vittoria, a central and residential area. Its location allows for easy access to the beach. The area offers plenty of public parking and basic amenities.

Given its location, it is a perfect solution for a residence with exclusive features, excellent as a family home or as a second home by the sea.

Features

Code: PU-033	Reason: Sale
Categoria: Semi-detached house	Address: Viale della Vittoria, 195
Zip Code: 63822	Municipality: Porto San Giorgio
Total Square Meters: 207 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 8
State of Preservation: Be Restored	Level: Buildings
Total Floor: 3	Heating: Heating
Age Construction: 1967	Current Status: Vacant at closing
Balconies: Present	Terrace: Present, 20 sq.m.
Cellar: Present	Garden: Private, 100 sq.m.
Sea Distance: 100 meter	Kitchen: Regular Kitchen
Tv Antenna : Private	Tv SAT : Private
Closet	Telephone System
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	









DATI GENERALI	
Qualificazione d'uso <input checked="" type="checkbox"/> Residenza <input type="checkbox"/> Non residenziale	Opere dell'immobile <input checked="" type="checkbox"/> Intero edificio <input type="checkbox"/> Solo局部的 <input type="checkbox"/> Gruppo di edifici funzionali <input type="checkbox"/> Altro
Classificazione D.P.A. 412/13: 1) 2) 3) 4) 5) 6) 7) 8) 9) 10) 11) 12)	Numero di volumi di cui a uso abitativo: 12
Dati Identificativi Regione: Marche Comune: Porto San Giorgio (PS)	Zoni climatiche: B Area di calcolo: 128,22 Spese di riscaldamento (per): 0,00 Spese di raffrescamento (per): 0,00 Spese di ventilazione meccanica controllata (per): 0,00
Piano: 01 Località: Porto San Giorgio (PS) Via: ... Cap: 61018	Comune: Porto San Giorgio (PS)
Servizi energetici presenti: <input checked="" type="checkbox"/> Climatizzazione invernale <input type="checkbox"/> Climatizzazione estiva <input type="checkbox"/> Prod. acqua calda sanitaria	<input type="checkbox"/> Ventilazione meccanica <input type="checkbox"/> Prod. acqua calda sanitaria <input type="checkbox"/> Riscaldamento <input type="checkbox"/> Trattamento di persone o cose
PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO	
Previsione energetica del fabbricato Inverno: A4 Estate: A4	Previsione energetica globale Classe Energetica: F EPg,rend: 128,22 kWh/m²/anno
Efficienza Classe Energetica: F EPg,rend: 128,22 kWh/m²/anno	Efficienza Classe Energetica: F EPg,rend: 128,22 kWh/m²/anno