Immobiliare Puzielli
Piazzale Michelangelo n.6 - 63900 Fermo (FM)
0734226021

Contry House for sale in Montefalcone Appennino

€ 395.000

Ref. PU-179



434 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 17

Puzielli Real Estate Agency offers a detached house with land for sale in Montefalcone Appenino. This property is an excellent option for those seeking a private residence in the heart of the Marche hinterland, with the added possibility of generating rental income. The property extends over four levels, totaling 434 square meters, and is divided into two residential units. The first, used for residential purposes, comprises a cellar, a warehouse, two storage rooms, and a bathroom in the basement. The ground floor features a large kitchen with an island and a dining room, a bathroom, and an open-plan living room with a Vulcano fireplace connected to the heating system. The first floor, used as a sleeping area, features three bedrooms, one with an en-suite bathroom and two with access to the large 49 square meter panoramic terrace, another bathroom, and a room currently used as a study with access to the south-facing balcony. The second and final floor comprises a 52 square meter attic with access to the roof.
The second independent unit, designed for rental purposes, is located on the ground floor. This unit measures approximately 60 square meters and includes a separate entrance, two bedrooms, both with bathrooms, and a kitchen/dining room with access to a balcony. The property includes a quaint two-car garage, a woodshed, and a second outbuilding that could be converted into an additional residential unit. The entire property is surrounded by a splendid fenced courtyard of approximately 1,500 square meters planted with fruit trees, including cherry, walnut, fig, pear, and apple trees. The property also includes approximately 10,000 square meters of agricultural land, currently planted as arable land.

This detached house was built with a reinforced concrete load-bearing structure around the 1970s. Renovation work was completed about ten years ago, including the plumbing and sewer system, the exterior façade, and the interior spaces. The flooring is stoneware throughout. The window frames, shutters, and interior doors are wooden. The electrical system is in perfect condition. Heating is via a 500L LPG boiler.

This property is located in Montefalcone Appennino, a municipality in the Marche region (Italy). This area boasts panoramic views of the surrounding rolling hills. Its proximity to the town makes it perfect. The sea is a 40-minute drive away.

This house's proximity to the village and the absolute tranquility surrounding it make it an ideal solution for those who love a country home.

Features

Code: PU-179	Reason: Sale
Categoria: Contry House	Address: Contrada San Lorenzo
Zip Code: 63855	Municipality: Montefalcone Appennino
Total Square Meters: 434 sq.m.	Bedrooms: 7
Bathrooms: 5	Rooms: 17
State of Preservation: Restored	Number of covered parking spaces: 2
Level: Buildings	Total Floor: 3
Heating: Heating	Parking: Carport
Age Construction: 1970	Current Status: Vacant at closing
Attic space: Present	Balconies: Present
Terrace: Present	Cellar: Present
Garden: Private, 1.500 sq.m.	Kitchen: Regular Kitchen
Box: Double	Fireplace
Wiring : Up to code	Shower
Wooden Window Frames	Shutters

Nearby

Cafe	Post Offices
Municipal Offices	

Rooms

Study / Office	Utility room

















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