



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties
Viale Virgilio 4 - 47838 Riccione (RN)
05411412040

Building for sale in Fermo

€ 920.000

Ref. CBI099-1528-520522



633 sq.m. | Bathrooms: 9 | Bedrooms: 4 | Rooms: 14

We offer for SALE an important prestigious residence in the historic center of Fermo, in Via della Sapienza.

The exclusive property is spread over four levels:

â the basement floor consists of a large leaving-study area, bathroom, mezzanine, cellars, technical services (approx. 255 mg.), courtyard garden (approx. 155 mg.) and garage (20 m2); â the residential portion per m2. 390 approximately, is made up on the ground floor of the large living area with living room, dining room and kitchen, n. 3 bathrooms, bathroom and balcony, and on the first floor, with an important connecting staircase, from the sleeping area with n. 4 bedrooms with private bathroom, hallways and balcony.

The property, the subject of complete conservative restoration and seismic consolidation, is characterized by valuable original details from the 1700s such as the frescoed ceilings and the marble staircase with authentic floors and the handrail and balustrade forged according to the style of the time.

The new finishes are elegant, with external/internal wooden window frames, chestnut wood floors, underfloor heating system and with some original cast iron radiant heaters in the staircase area; in the basement the property has ancient vaults that characterize it with the panoramic courtyard which boasts a splendid exclusive view of the Marche hills up to the sea of the coast.

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This exclusive property is located in the historic center of Fermo, two minutes from Piazza del Popolo and all services (shops, bars, restaurants, schools, etc), 6 km from the A14 motorway exit, Fermo-Porto San Giorgio exit, strategic position also to reach Ancona airport and the seaside resorts of the Adriatic coast in 30 minutes, from Conero (Portonovo and Sirolo) up to San Benedetto del Tronto.

Due to the charm that characterizes it, the property lends itself well to becoming a main residential residence or an exclusive property for the tourist circuit, also lending itself to becoming a charming B&B, undoubtedly obtaining excellent profitability, in fact all 4 rooms are equipped with private bathrooms, independent of each other with large spaces for relaxation, study and cooking-leaving.

Certification

Energy Class: Not available

Features

Property ID: CBI099-1528-520522	Contract: Sale
Categoria: Building	Address: Via della sapienza, 16
Municipality: Fermo	Total sqm: 633 sq.m.
Bedrooms: 4	Bathrooms: 9
Rooms: 14	Internal condition: Restored
Floor: Multi-Storey	Total floors: 4
Independent heating: Heating	Date of construction: 1700
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 155 sq.m.
Kitchen: Regular Kitchen	Garage: for one car, 20 sq.m.





