

## Single House Centro € 400.000 negotiable Ref. 784



**200 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 5**

PETTINARI AGENZIA IMMOBILIARE SRL offers for sale an interesting building from heaven to earth of a total of about 260 sq.m., in a very central position, a stone's throw from the sea and the main street with all its main services and shops.

The property is spread over several floors with an attic connected by a comfortable internal staircase, with an independent entrance on the ground floor and on both streets and thanks to its east-west layout it enjoys excellent brightness.

On the ground floor of about 80 sq.m. we find: living room, kitchen and bathroom; on the first floor of about 80 sq.m. there are 2 large bedrooms with bathroom; on the second floor of about 50 sq.m. another bathroom and a comfortable bedroom overlooking a very spacious terrace of about 24 sq.m. with side view of Monte Conero.

The property includes a comfortable attic of about 50 sq.m. on the third and top floor with a maximum height of 2.57 and a minimum height of 1.08.

The building dates back to the 70s and is currently habitable with the possibility of renovation with a house plan and possible expansion.

Thanks to the possibility of accessing all the bonuses foreseen by law, it will be possible to take advantage of all the possible energy, thermal and acoustic advantages.

CONTACT US NOW!

## Certification

**Energy Class:** G

## Property details

**Address:** VIA BRAMANTE

**Zip Code:** 62017

**Bedrooms:** 4

**Bathrooms:** 1

**Rooms:** 5

**Total Floor:** 4

**Heating:** Heating

**Terrace:** Present

**Sea Distance:** 300 meter

## Nearby

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Cafe

Post Offices

Municipal Offices

