



## Apartment for Sale in Fabriano Confidential Negotiation Ref. CBI100-2811-290717



**400 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10**

In the historic center of Fabriano, within the prestigious Palazzo Serafini-an important, fully restored 17th-century noble residence-we offer for sale an elegant apartment of approximately 400 square meters.

The property, located on the first floor with a private elevator, stands out for its perfect balance between highly valuable historical elements and high-quality contemporary interventions.

Frescoed ceilings, original decorations, and spacious, bright spaces complement designer furnishings and modern finishes, creating a unique residence. The apartment includes two large reception rooms, one of which is completely frescoed and formerly used as the palace's ballroom, two kitchens-one of which is furnished with fine furnishings-five bedrooms and five bathrooms, as well as a perfectly preserved private chapel.

A particularly valuable feature is the panoramic terrace, ideal for relaxing with picturesque views of the historic center. The property also includes a large cellar and the option of a three-car garage, a significant advantage in the heart of the city.

The home is the result of the union of two units and can, if necessary, be easily divided to create two independent apartments, both featuring generous spaces and high-quality finishes.

This residence represents a rare opportunity for those who wish to live in a prestigious historical setting without sacrificing modern comforts, in a strategic location just a few kilometers from the border between Umbria and Marche and perfectly nestled in the historic heart of the city.

The history of Coldwell Banker is one of leadership and success. From its origins in San Francisco in 1906, Coldwell Banker has grown to become the world's leading real estate network. Present in nearly 41 countries with more than 3,000 offices and 100,000 agents, Coldwell Banker is today the world's leading group in the high-end and upper-mid-range residential market.



## Property Informations

**Address:** Via Enrico Cialdini

**Bedrooms:** 5

**Bathrooms:** 5

**Rooms:** 10

**Internal condition:** Excellent

**---** > data\_operazione <---: 0000-00-00

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: 0000-00-00

**Floor:** 1

**Total floors:** 2

**Lift:** Yes

**Date of construction:** 1600

**Current Status:** Available after the deed of sale













