

## Townhouse for sale in Amandola Centro Storico € 50.000 Ref. 112376



**150 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5**

House " Castel Leone" over 3 floors with loft, independent, with garden for sale in Amandola, Fermo, Marche , Italy

Independent town-house with a new built roof ,split between 3 floor + loft totaling circa 180 sq.mt . It is actually registered as self-contained apartments and shop premise at the ground floor. The house still preserves the original building features such as brick walls , wooden beamed ceilings, little arches and niches

The house is structurally sound with a new roof while the interior needs an overall restructuring and modernization of the layout, Utilities are available on site. The setting is really panoramic with splendid views across the Sibillini mountains ,the historic centre and the surrounding hills.

Its enchanting and dominating location on one of the highest side of the town increases its value and charme , making it a unique property.

Easy potential to convert the house into 2 self contained units.

In front of the house there is a private garden area of 60 sq.mt , very useful as orchard,

Potential to enjoy the government grants of Ecobonus (110%) for restoration and for new windows and heating systems.

Very recommended investment !

## Certification

**Energy Class:** D

**EPgInr:** 244.15 kwh/□

## Features

Code: 112376

Reason: Sale

Categoria: Townhouse

Address: via Guglielmucci, 7

Zip Code: 63857

Municipality: Amandola

Zona: Centro Storico

Total Square Meters: 150 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 5

State of Preservation: to restore

floor: Multi-Storey

Total Floors: 3

Age Construction: 1967

Current Status: free upon deed

## Nearby

Playgrounds

Public Transport

Cafe

Municipal Offices







