

## townhouse for sale in Amandola Centro € 199.000 Ref. 113016



**380 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 13**

**"Casa dell'Artista" - Historic Three-Storey Home with Terrace and Courtyard for Sale in Amandola, Fermo, Marche, Italy**

In a **central location**, just steps away from the main square of Amandola, stands this **charming independent period home** distributed over **three levels**, offering spacious interiors and authentic historic character.

Property Layout

- **Ground Floor:** Main entrance leading to the first floor.
- **First Floor:** Living room, kitchen with fireplace, two bedrooms, bathroom, storage room, and **terrace**.
- **Second Floor:** Four bedrooms (one with a fireplace), a study, a bathroom, terrace with portico, and storage space.
- **Third Floor (Attic):** Habitable loft area.

Dating back to the **early 1900s**, the house retains many of its **original features**, such as **decorative terrazzo floors with marble borders** and **vintage wooden windows** fitted with **double glazing**.

The property also includes a **perimeter and environmental alarm system** and a **large underground grotto**, ideal as a **wine cellar**.

This home is perfect for a **large family** or can be easily adapted for a **hospitality business** such as a B&B or guesthouse.

Distances:

- Adriatic Sea: approx. **50 km**
- Sibillini Mountains: approx. **10 km**
- Falconara Airport: approx. **110 km**

About Amandola Amandola rises on **three hills** overlooking the upper Tenna Valley, named after the ancient castles that once stood there - **Agello, Leone, and Marrubbione**.

The highest and most populated of these is **Castel Leone**, reaching an altitude of about **550 m a.s.l.**

The town is situated between the **Bora (or Callugo) stream** on the right and the **Tenna River** on the left, which separates it from the industrial area.

To the west, it borders the **Sibillini Mountain Range**, while to the east the landscape opens onto the **Tenna Valley**, stretching as far as **Lake San Ruffino**.

The surrounding area features **wooded hills, small valleys, and numerous streams**, giving Amandola a rich and varied natural setting.

With **48 hamlets**, Amandola boasts one of the **largest municipal territories** in the province of Fermo - ranking third after Fermo itself and Montefortino.

## Certification

**Energy Class:** G

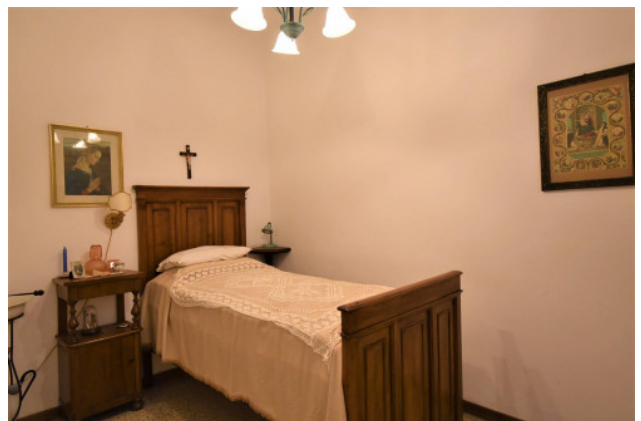
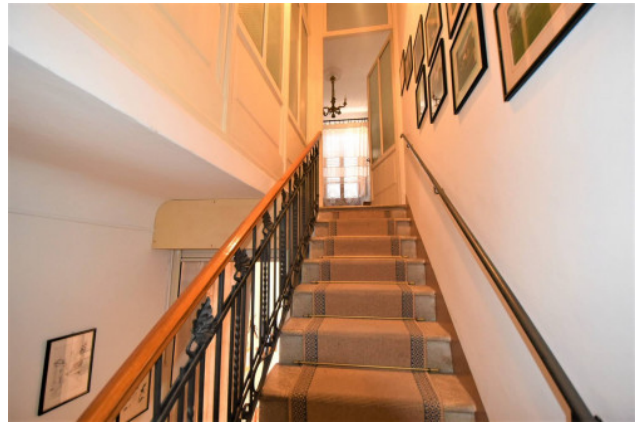
## Features

Code: 113016	Reason: Sale
Categoria: townhouse	Address: Via Guglielmo Marconi, 24
Zip Code: 63857	Municipality: Amandola
Zona: Centro	Total Square Meters: 380 sq.m.
Bedrooms: 6	Bathrooms: 2
Rooms: 13	State of Preservation: fairly good
floor: Multi-Storey	independent Heating: independent
Age Construction: 1900	Current Status: free upon deed
Balconies: Present	Terrace: Present
Garden: Private	Double Beds: 4
Single Beds: 2	Kitchen: Regular Kitchen

## Nearby

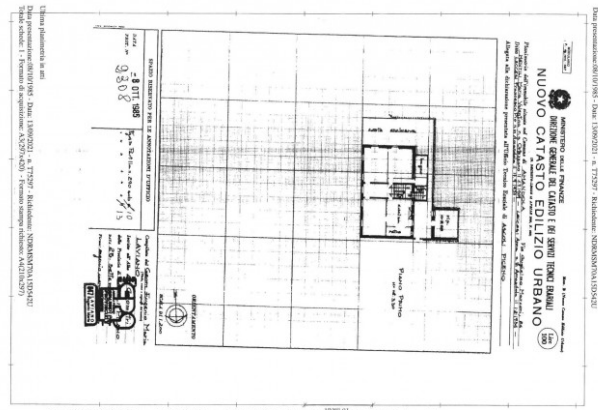
Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Municipal Offices



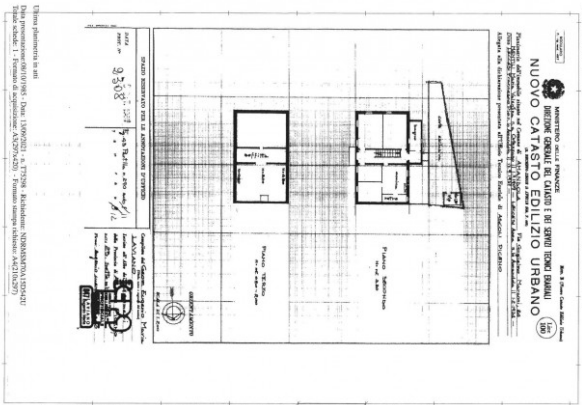








Canto dei Fabbricati - Situazione al 13/09/2021 - Comune di AMANDOLA (AN) - c. Foglio 11 - Particella 290 - Subalterno 10 - VIA GUGLIELMO MARCONI n. 24 piano 1°



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