

Villa for sale in Amandola Montagna € 310.000 Ref. 113224



rendering - idea di restyling (*immagini a scopo illustrativo*)

400 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

Villa del Sole - Villa for sale in Amandola with private garden and guest house | Marche, Italy

Villa del Sole is an attractive villa for sale in Amandola, in the heart of the Marche region, set in a quiet panoramic residential area just 3 km from the town centre.

The property enjoys breathtaking views over the Sibillini Mountains - one of the most sought-after landscapes within the national park - making it ideal for those seeking independence, quality construction and a home with garden in the Italian countryside.

The villa offers approximately **200 sqm of living space** arranged over two levels and is surrounded by a private garden planted with ornamental and fruit trees. A private well supplies irrigation, while automated vehicle and pedestrian gates provide convenience and security.

Key features

- **Living area:** approx. 200 sqm over two floors plus attic
- **Unfinished guest house:** approx. 90 sqm, currently registered as a garage but prepared to become an independent apartment
- **Garage and storage areas:** approx. 70 sqm on the lower ground floor

- Private garden with irrigation well
- Quality finishes including parquet flooring, solid wood doors and handcrafted wooden staircase
- Installed alarm system

Layout

Lower ground floor: secondary entrance, rustic kitchen with fireplace, bathroom, custom wardrobe area

Raised ground floor: covered porch, main entrance, living room with fireplace and dining area, kitchen, utility room, hallway, three bedrooms, balcony

Attic: accessible via internal staircase

Location

- Amandola centre: 3 km
- Sibillini Mountains / National Park: 10 km
- Adriatic coast: 50 km
- Ancona airport: approx. 120 km
- SS77 expressway: 45 minutes

Ideal as a main residence, holiday home or investment with guest accommodation potential.

Certification

Energy Class: G

EPgInr: 427.40 kwh/□

Features

Code: 113224

Reason: Sale

Categoria: Villa

Address: Località Villa Rustici

Zip Code: 63857

Municipality: Amandola

Zona: Montagna

Total Square Meters: 400 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

gas: 3

gas: 4

floor: Multi-Storey

Total Floors: 2

independent Heating: independent

Parking: Uncovered Parking

Age Construction: 1982

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Max Number of Beds: 10

Double Beds: 3

Single Beds: 2

Kitchen: Regular Kitchen

Box: Quadruple

Nearby

Gym

Fitness Centers

Tennis Courts

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices











