A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
0736847681

townhouse for sale in Amandola
Centro Storico
€ 215.000
Ref. 114419



236 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10

TownHouse with Dual Entrance and Garden for Sale in Amandola, Fermo, Marche, Italy

Located in the heart of the **historic center of Amandola**, one of the most charming villages in the Marche region, this multi-story townhouse is ready for purchase.

With a surface area of approximately 236 square meters, the property offers ample space, ideal for a large family. The structure is in excellent condition, featuring wooden fixtures and double-glazed windows, ensuring comfort and thermal insulation.

The independent heating system, with wall-mounted radiators, is powered by a new condensing boiler, providing high energy efficiency and safety.

Inside, the house consists of 10 rooms, including 3 bedrooms and 3 bathrooms, making it perfect for a large family or a commercial activity that requires spacious and well-distributed areas.

Layout:

Ground floor: Main entrance, hallway, living room with built-in kitchen, fireplace, master bedroom, and bathroom.
First floor: Master bedroom with en-suite bathroom, double bedroom, and bathroom.
First basement level: Rustic room used as a second living room and partially furnished kitchen, study, and two storage rooms.
Second basement level: Cellars, storage rooms, and a second atrium leading to a parallel street in the historic center and the private garden.

Thanks to its central location, the property offers easy access to all services and activities in **Amandola's historic center**.

With its 4 floors, this property is ideal for those seeking a large and versatile space, with the potential to adapt it to their own needs and tastes.

Don't miss the opportunity to purchase this urban property and become part of one of the most enchanting communities in **Le Marche region**.

Certification

Energy Class: E	**EPglnr**: 136.31 kwh/□

Features

Code: 114419	Reason: Sale
Categoria: townhouse	Address: Via Indipendenza, 49
Zip Code: 63857	Municipality: Amandola
Zona: Centro Storico	Total Square Meters: 236 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 10	State of Preservation: fairly good
floor: Multi-Storey	Total Floors: 4
independent Heating: independent	Age Construction: 1967
Current Status: free upon deed	Garden: Private, 95 sq.m.
Max Number of Beds: 10	Double Beds: 2
Single Beds: 1	Kitchen: Regular Kitchen

Nearby

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

















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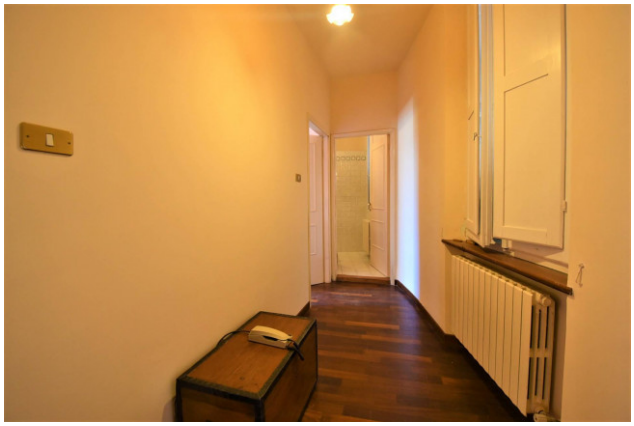

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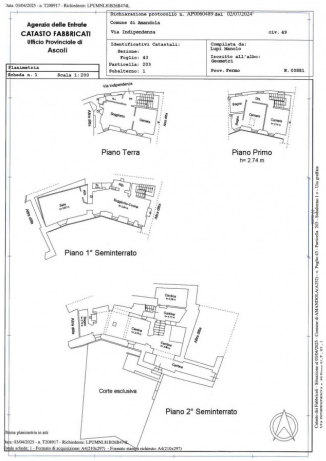

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