

## Apartment for sale in Amandola

### Periferia

### € 70.000

### Ref. 114791



**140 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

**"Appartamento del Sole" - For Sale in Amandola** If you're looking for a spacious, bright home with panoramic views, this apartment is a rare opportunity. Located in a peaceful area on the outskirts of town, it offers generous living space and breathtaking views that invite you to relax and unwind.

The property spans approximately 140 sqm and is situated on the third floor of a residential building equipped with an elevator. Thanks to its southeast exposure, the apartment is bathed in natural light for most of the day, creating a warm and vibrant atmosphere throughout the home.

#### Key Features:

- **Large Eat-in Kitchen:** Bright and spacious, perfect for cooking and enjoying meals with family and friends.
- **Expansive Living Area:** A large, sunlit living room ideal for relaxing or entertaining guests.
- **Three Double Bedrooms:** Generously sized and comfortable, ready to accommodate the whole family or visitors.
- **Two Bathrooms:** Functional and well-distributed to provide daily convenience.
- **Three Panoramic Balconies:** Enjoy stunning views of the surrounding landscape and moments of peace outdoors.
- **Elegant Marble Flooring:** High-quality materials that add a refined touch to the home.

- **Wooden Window Frames with PVC Shutters:** Sturdy, durable, and in excellent condition.
- **Methane Heating System:** Fully equipped with cast-iron radiators for optimal comfort in colder seasons.
- **Shared Garden:** A well-maintained green area, perfect for parking or as a safe play space for children.

#### Condition and Potential

The apartment is in good condition and ready to live in, but with a few modern upgrades, it can be transformed into a truly stunning home that blends elegance with contemporary comfort.

#### Residential Setting

The building has five floors and is served by an elevator. It's set in a quiet, panoramic residential area, perfect for those seeking a peaceful lifestyle without giving up proximity to essential services and the charm of the Marche countryside.

#### Optional Feature

There is also the option to purchase a convenient 30 sqm garage, ideal for parking or for use as a storage/workspace.

#### Don't miss this opportunity:

"Appartamento del Sole" is the perfect choice for those seeking space, light, and quality in one of the most charming locations in the Marche region.

Contact us today to arrange a viewing or request more information!

## Certification

**Energy Class:** G

**EPgInr:** 324.58 kwh/□

## Features

Code: 114791

Reason: Sale

Categoria: Apartment

Address: Via Aldo Moro, 22

Zip Code: 63857

Municipality: Amandola

Zona: Periferia

Total Square Meters: 140 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 7

State of Preservation: Good

gas: 2

gas: Yes

floor: 3

Total Floors: 4

independent Heating: independent

Parking: Uncovered Parking

Age Construction: 1980

Current Status: free upon deed

Balconies: Present

Garden: Common

Kitchen: Regular Kitchen

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











