

## Townhouse for sale in Amandola Montagna € 55.000 Ref. 115097



**120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

**Semi-detached house for Sale in Amandola (FM), Marche, Italy - In the Heart of the Sibillini Mountains National Park**

Nestled in the pristine landscape of the **Sibillini Mountains National Park**, just a few kilometers from charming historic villages and breathtaking scenery, this **charming semi-detached house** offers a unique opportunity to live surrounded by nature and tranquility. Exclusively offered by our agency, the property is arranged over **two floors**, combining comfort, authentic character, and great potential.

Property Layout

- **Ground Floor:** Entrance hall with corridor, **spacious eat-in kitchen**, one bedroom, utility area, and bathroom.
- **First Floor:** Two **double bedrooms**, a second bathroom, and a **large panoramic terrace**-perfect for enjoying the views over the rolling hills of the Marche countryside.

The property is in **fair structural condition** but requires some renovation and modernization, ideal for those wishing to customize and enhance the spaces to their own taste.

It also includes a **private courtyard**, suitable for use as a garden, vegetable patch, or outdoor relaxation area.

Context and LocationThe house is located near a **small, picturesque hamlet** of great charm within the **Sibillini Mountains**

**National Park**, one of Central Italy's most beautiful and protected natural areas.

Easily accessible year-round via a well-maintained municipal road, the property is already connected to **water and electricity services**, simplifying any renovation process.

#### Distances to Main Towns

- Amandola (town center): approx. **4 km** (less than 10 minutes by car)
- Comunanza: approx. **10 km**
- Sarnano: approx. **15 km**
- Montefortino: approx. **12 km**
- Montemonaco: approx. **18 km**
- San Ginesio: approx. **20 km**
- Fermo (provincial capital): approx. **60 km**
- Ascoli Piceno: approx. **45 km**
- Adriatic Coast (Porto San Giorgio): approx. **65 km**

Ideal for Nature Lovers This property is perfect for those seeking a **mountain retreat** without sacrificing comfort or accessibility. The area is a paradise for **hiking, trekking, nature photography**, and outdoor living, with trails leading to **Monte Amandola** and the **Sibillini National Park** just a short distance away.

A perfect blend of peace, landscape, and potential-ideal as a holiday home, private residence, or investment in one of the most authentic corners of Italy.

## Certification

**Energy Class:** G

**EPglnr:** 310.88 kwh/□

## Features

Code: 115097

Reason: Sale

Categoria: Townhouse

Address: villa campo di masci, 7

Zip Code: 63857

Municipality: Amandola

Zona: Montagna

Total Square Meters: 120 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: fairly good

gas: 2

independent Heating: independent

Parking: Uncovered Parking

Age Construction: 1967

Current Status: free upon deed

Terrace: Present

Garden: Common

Double Beds: 1

Single Beds: 1

Kitchen: Exposed Kitchen





