

## Detached House for sale in Amandola Campagna € 90.000 Ref. 115111



**120 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

### Detached House for Sale in Amandola (FM) - A Peaceful Retreat Surrounded by Nature

Nestled in the quiet and lush area of **Villa Salvi**, Amandola, this detached house is the perfect choice for anyone dreaming of a peaceful haven surrounded by greenery, just a short distance from the town centre.

The property extends over **three floors**, offering a total of **120 sqm**.

On the **first floor**, you'll find a welcoming **living room with open-plan kitchen**; the **second floor** hosts **two bright, spacious bedrooms** and a **large bathroom**. An **attic**, accessible via retractable stairs, provides additional storage space. The house **requires renovation**, offering the opportunity to **customise the interiors** to your taste and needs.

The **independent methane-powered heating system**, with radiators in every room, ensures comfort and energy efficiency throughout the year.

Outside, a **private garden** offers the perfect place to relax, enjoy the sunshine, or entertain outdoors.

The property also includes a **large private plot of land (approx. 30,000 sqm)** - ideal for growing vegetables, fruit trees, or simply

enjoying the open countryside.  
A **convenient cellar** on the ground floor completes the property.

Located in a **quiet yet well-served area**, the home is far from the hustle and bustle of city life while still close to all essential amenities.

This charming house is ready to welcome a new family eager to create their own **little corner of paradise** in the beautiful hills of Le Marche.

## Certification

**Energy Class:** G

## Features

Code: 115111	Reason: Sale
Categoria: Detached House	Address: Via Villa Salvi
Zip Code: 63857	Municipality: Amandola
Zona: Campagna	Total Square Meters: 120 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 4	State of Preservation: to restore
floor: Multi-Storey	Total Floors: 3
independent Heating: independent	Current Status: free upon deed
Balconies: Present	Garden: Private, 260 sq.m.
Kitchen: Exposed Kitchen	

## Nearby

Gym	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









