

Villa for sale in Amandola Collina € 280.000 Ref. 115194



300 sq.m. | Bathrooms: 2 | Bedrooms: 7 | Rooms: 14

Semi-detached villa with private garden for sale in Amandola (FM) - Sibillini Mountains view

Semi-detached villa with private courtyard for sale in Amandola, in the Province of Fermo, set in a beautiful hillside location just 1 km from the historic centre. Surrounded by the peaceful natural landscape of the Sibillini Mountains, the property offers two independent apartments, generous outdoor space and unique panoramic views.

Strategic location

Amandola is one of the most charming towns in the Marche region and serves as a gateway to the Sibillini Mountains National Park, an area rich in hiking trails, lakes, unspoiled nature and local traditions.

Nearby ski resorts

- Bolognola Ski - 20 km
- Sassotetto / Sarnano - 25 km

Adriatic coast

- Porto San Giorgio - 45 km
- Civitanova Marche - 50 km

An ideal location for those who wish to live between mountains and sea, with all local services just minutes away.

Main features of the villa

- Total surface area: **300 sqm**
- Private garden / courtyard of approx. **1,000 sqm**
- **Two independent apartments**
- Wooden window frames with double glazing
- Parking space for **three cars**
- Panoramic views of the Sibillini Mountains and the town of Amandola

Ground floor

- Spacious entrance hall
- Bright living room
- Fully fitted kitchen
- Three double bedrooms
- Bathroom
- Hallway
- Two storage rooms

First floor (independent entrance)

- Kitchen
- Living room
- Two double bedrooms
- Two single bedrooms
- Bathroom
- Hallway
- Three panoramic balconies

Attic

Attic space ideal for storage or additional use.

Outdoor areas

The villa is surrounded by a large private garden, perfect for families, pets and outdoor relaxation. The courtyard includes both landscaped and paved areas, offering privacy and practicality.

Why choose this property

- Ideal solution for **two families or as an investment**
- Quiet panoramic setting close to services
- Perfect for those who enjoy **nature, trekking, skiing and outdoor living**
- Spacious, bright property with excellent potential for personalisation

Certification

Energy Class: G

EPGInr: 319.53 kwh/□

Features

Code: 115194

Reason: Sale

Categoria: Villa

Address: Via Aldo Moro, 38

Zip Code: 63857

Municipality: Amandola

Zona: Collina

Total Square Meters: 300 sq.m.

Bedrooms: 7

Bathrooms: 2

Rooms: 14

State of Preservation: Good

gas: 3

gas: 2

gas: Yes

floor: Multi-Storey

Total Floors: 3

independent Heating: independent

Parking: Uncovered Parking	Age Construction: 1980
Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Private, 1.000 sq.m.
Max Number of Beds: 10	Double Beds: 4
Single Beds: 4	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
Shopping Centers	Municipal Offices











