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

Townhouse for sale in Amandola
Campagna
€ 80.000
Ref. 115287



194 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 8

Seismic-Resistant Townhouse for Sale in Amandola (FM) – Marche, Italy
In the heart of the Marche hills, within a charming village just a few minutes from the centre of Amandola, we offer for sale an elegant **newly refurbished townhouse**, rebuilt to modern seismic standards and ready to move into.
An ideal solution for those seeking peace, nature and modern comfort, while remaining close to the town's amenities and services.
Key features
The property, arranged over multiple levels, offers a total surface area of approximately 194 sq m, comprising 8 rooms, including 3 bedrooms and 4 bathrooms, with spacious and well-organised interiors.
The house was renovated following the 2016 earthquake and officially **declared fully habitable in 2025,** after substantial structural reinforcement and seismic upgrading works designed to ensure long-term safety and durability.
Living area
The ground floor features a bright living room connected to a spacious kitchen, pantry and guest bathroom.
A welcoming and contemporary living space, ideal for everyday family life and entertaining guests.
The windows enjoy attractive views over the surrounding hills, adding character and atmosphere throughout the day.
Sleeping area
The first and second floors accommodate the bedrooms, each with its own en-suite bathroom — a rare and highly desirable feature

that ensures privacy and comfort for both residents and guests.

Features and finishes

- Independent methane gas heating with radiators
- Double-glazed windows providing excellent thermal and acoustic insulation
- North-west facing aspect with pleasant natural light
- Panoramic balcony and spacious terrace overlooking the Sibillini Mountains

Outdoor spaces

The property also includes a small private plot of land, ideal for creating a vegetable garden, landscaped garden or outdoor relaxation area.

Location

Situated in a characteristic and well-connected village, the house offers easy access to the centre of Amandola, local amenities and the main roads leading to Fermo, the Adriatic coast and the Sibillini Mountains National Park.

Why choose this property

- Fully renovated and seismic-resistant property
- Spacious interiors with private bathrooms for each bedroom
- Quiet and authentic setting surrounded by nature
- Ideal as a permanent residence, holiday home or investment property in the Marche region
- Opportunity to personalise the interiors thanks to the unfurnished sale

Contact us to arrange a viewing.

Certification

Energy Class: E	**EPglnr**: 119.86 kwh/□

Features

Code: 115287	Reason: Sale
Categoria: Townhouse	Address: Via Villa Salvi, 12
Zip Code: 63857	Municipality: Amandola
Zona: Campagna	Total Square Meters: 194 sq.m.
Bedrooms: 3	Bathrooms: 4
Rooms: 8	State of Preservation: Restored
floor: Multi-Storey	Total Floors: 3
independent Heating: independent	Age Construction: 2024
Current Status: free upon deed	Balconies: Present, 6 sq.m.
Terrace: Present, 20 sq.m.	Garden: Private, 1.530 sq.m.
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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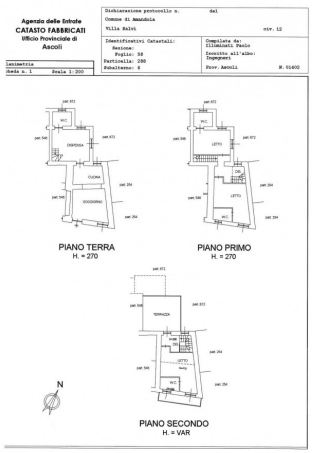












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