

## Townhouse for sale in Gualdo CENTRO € 130.000 Ref. 115296



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

### **Seismic-Resistant Historic Townhouse in the Heart of Gualdo (MC)**

#### **A home that tells a story of heritage, care and renewal.**

In the authentic heart of Gualdo, among stone lanes, peaceful surroundings and breathtaking views stretching towards the Sibillini Mountains, stands this beautifully restored **historic townhouse** of approximately 90 sq m, completely renovated following the earthquake and rebuilt to modern seismic standards.

More than simply a house, it is a welcoming retreat where every detail reflects care, safety and timeless charm.

#### **A Warm and Welcoming Atmosphere**

From the moment you step inside, the house conveys an immediate feeling of comfort and belonging. The interiors are bright, harmonious and inviting.

The spacious kitchen, the true heart of the home, opens onto a private balcony, the perfect place to enjoy a morning coffee while watching the village slowly come to life.

#### **Thoughtfully Designed Living Spaces**

- Three comfortable bedrooms, ideal for family living, guests or a home office
- Two modern, well-appointed bathrooms

- Double-glazed windows providing excellent thermal and acoustic insulation
- Independent methane gas heating
- Cellar and storage room, offering valuable additional space
- Sold fully furnished with tasteful, carefully selected furnishings

### The Charm of Gualdo

Gualdo is one of those villages where time seems to stand still.

Its medieval streets, centuries-old traditions and ever-changing mountain scenery create a truly authentic atmosphere.

Situated at 652 metres above sea level, it overlooks the rolling hills of the Marche region and offers an exceptional quality of life defined by tranquillity, authenticity and nature.

Distances:

- Sarnano - 10 km
- San Ginesio - 12 km
- Amandola - 18 km
- Macerata - 38 km
- Fermo - 45 km
- Civitanova Marche (Adriatic coast) - 48 km
- Porto San Giorgio (Adriatic coast) - 55 km
- Sibillini Mountains National Park - approximately 20 minutes

A perfect location for those wishing to enjoy mountains, culture and the sea while embracing the peaceful lifestyle of an authentic Italian village.

### A Home with a Story of Renewal

This property has not simply been renovated-it has been carefully rebuilt, structurally reinforced and upgraded to modern seismic standards following the earthquake.

Today it offers security, comfort and lasting quality, ready to welcome those seeking a distinctive home in the heart of the Marche region.

### Perfect for

- Those dreaming of a slower, more authentic lifestyle
- Anyone looking for a second home in the Sibillini Mountains
- Investors seeking a holiday rental opportunity in an increasingly popular village
- Buyers looking for a fully furnished, move-in-ready property

## Certification

**Energy Class:** G

## Features

Code: 115296	Reason: Sale
Categoria: Townhouse	Address: Via Giuseppe Garibaldi, 13
Municipality: Gualdo	Zona: CENTRO
Total Square Meters: 90 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: Restored	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Age Construction: 1967	Current Status: free upon deed
Balconies: Present	Max Number of Beds: 7
Double Beds: 2	Single Beds: 1
Kitchen: Regular Kitchen	Box: Single

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## Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	Cafe
Post Offices	Municipal Offices









