

Apartment for sale in Amandola Centro € 185.000 Ref. 115309



160 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Apartment with Panoramic Terrace for Sale in Amandola, Marche

In the heart of **Amandola**, within the beautiful **Sibillini Mountains National Park**, we offer for sale an attractive ground-floor apartment located just **50 km from the Adriatic coast**.

Amandola is known as the "**Gateway to the Sibillini Mountains**", renowned for its traditions, quality of life and architectural heritage.

Property Features

Built in **2000**, the property was designed to provide comfort and functionality while blending harmoniously with its surroundings.

The apartment is located **on the ground floor** and benefits from its own independent entrance, providing **step-free access throughout**. The presence of a semi-basement level beneath the property also provides excellent thermal and acoustic insulation.

- **Total area including terrace and porch:** approx. 160 sq m
- **Rooms:** 6
- **Bedrooms:** 3
- **Bathrooms:** 2
- Ideal for families or anyone looking for generous, well-proportioned living spaces

Outdoor Spaces and Comfort

The apartment features a **spacious panoramic terrace** overlooking the surrounding landscape and the foothills of the Sibillini Mountains, together with a **small private garden area**, creating inviting spaces for outdoor relaxation.

The **spacious kitchen**, partially furnished, features **double-glazed timber windows**.

Independent underfloor heating, powered by mains gas, ensures consistent thermal comfort throughout the year.

Additional Features

- **Covered parking space**
- **Communal lift**
- Property in **excellent condition**

A Setting Rich in History and Quality of Life

Amandola offers a rare balance of nature, culture and everyday amenities.

Local attractions include:

- **Piazza Risorgimento**, the heart of town life
- **Church of Sant'Agostino**, with its remarkable frescoes
- **Teatro La Fenice**, an elegant 19th-century theatre
- **Lake San Ruffino**, ideal for outdoor activities

The property offers the opportunity to enjoy a peaceful setting steeped in history while remaining close to all essential services.

An Attractive Property in the Heart of the Sibillini Mountains

Combining **modern construction**, **generous living spaces**, **everyday comfort** and an exceptional setting, this apartment represents an excellent opportunity for those wishing to make their home in one of the most fascinating areas of the Marche region.

Certification

Energy Class: D

EPgInr: 95.94 kwh/□

Features

Code: 115309	Reason: Sale
Categoria: Apartment	Address: via Angelo Biondi, 2
Zip Code: 63857	Municipality: Amandola
Zona: Centro	Total Square Meters: 160 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 6	State of Preservation: Excellent
gas: 2	floor: Ground Floor
Total Floors: 5	independent Heating: independent
Parking: Carport	Lift: Yes
Age Construction: 2000	Current Status: free upon deed
community charges: € 40	Balconies: Present
Terrace: Present	Garden: Private
Double Beds: 2	Single Beds: 1
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









