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

Detached House for sale in Amandola Campagna
€ 20.000
Ref. 115313



120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Property for Sale in Amandola, Fermo, Marche – Panoramic and Strategic Location in the Heart of the Sibillini Mountains
In a peaceful setting with panoramic views, just **2 km from the centre of Amandola**, we offer for sale a **two-storey building** currently classified for **garage and storage use**, with **genuine potential for a change of use to residential purposes**, making it an excellent opportunity for anyone wishing to create a bespoke detached home.
Key Property Features

- **Two-storey building**, currently under construction
- **Private grounds of approximately 1,200 sq m**, ideal for a garden, outdoor relaxation areas or parking
- **Easy access** via a paved provincial road, followed by only a short stretch of unpaved road
- **Open, panoramic setting** overlooking the rolling Marche countryside
- **Excellent potential for redevelopment and customisation**, subject to the relevant change-of-use and planning permissions

Living in Amandola
Amandola is one of the most attractive towns in the **Marche region**, situated within the **Sibillini Mountains National Park** and known as the “Gateway to the Sibillini Mountains”.

A lively town with a wide range of services, traditions and cultural activities, Amandola is an important centre for the entire mountain area.

Strategic Distances

- **Sarnano – 12 km:** renowned tourist destination with thermal spa facilities, sports facilities and ski slopes
- **Comunanza – 10 km:** commercial and industrial centre with shops, services and supermarkets
- **Fermo – 40 km:** historic city with courthouse, hospital and the main provincial offices
- **Adriatic coast – 45–50 km:** Porto San Giorgio and Lido di Fermo are within easy reach
- **National Park trails and mountain destinations just minutes away:** Lake San Ruffino, Monte Amandola and Monte Priora

Amandola Also Offers

- Schools, banks, pharmacy and medical services
- Traditional restaurants and local produce, including the renowned **Sibillini White Truffle**
- Cultural and sporting events throughout the year
- Unspoilt natural surroundings, ideal for hiking, cycling and outdoor living

Why This Property Is an Opportunity

The potential to transform the building into a **detached home with private grounds** makes it particularly attractive for:

- Those seeking an **independent home** in a panoramic location
- Buyers looking for a property they can tailor to their own requirements
- Those seeking a second home or base in the Sibillini Mountains National Park
- Investors interested in **property redevelopment and value enhancement** in an increasingly popular tourist area

Features

Code: 115313	Reason: Sale
Categoria: Detached House	Address: Località Villa Vena, SNC
Zip Code: 63857	Municipality: Amandola
Zona: Campagna	Total Square Meters: 120 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	floor: Multi-Storey
Total Floors: 2	Age Construction: 1967
Current Status: free upon deed	










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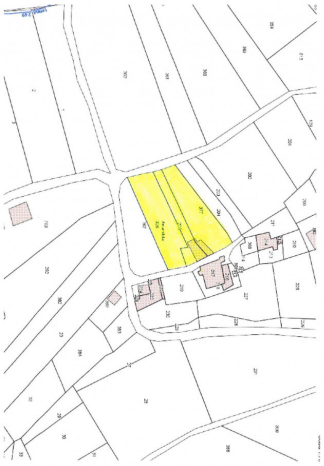




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