

## Apartment for sale in Amelia

**€ 80.000**  
**Ref. 81435**



**48 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 2**

Living in the vibrant heart of Amelia's historic center means immersing oneself in millennia of history without sacrificing the most exclusive contemporary comforts, as showcased by this one-of-a-kind property that masterfully blends elegance with practicality. Upon entering, you are welcomed by a living room of rare spaciousness and light, where the atmosphere is rendered warm and sophisticated by a magnificent fireplace that dominates the room, seamlessly integrated with a modern and functional open-plan kitchen. The truly distinctive feature that makes this home a genuine rarity within the medieval urban fabric is the direct access to a generously sized habitable terrace—a private outdoor sanctuary nestled among ancient walls, perfect for enjoying a morning coffee in the quiet or hosting unforgettable dinners under the Umbrian sky. The sleeping area has been designed as a retreat of pure elegance, featuring a refined master bedroom with an en-suite bathroom to ensure maximum privacy, while a second finely finished bathroom is available for guests. The property is the result of a meticulous renovation that has successfully enhanced its historic charm with modern systems and finishes, freeing the future owner from any need for further work. Strategically located just steps away from convenient parking, this residence is ideal both as a primary home for discerning buyers and as a prestigious pied-à-terre for those seeking a high-profile, secure investment in the Umbrian village circuit, also benefiting from the swift transport links to the nearby Orte station and Rome.

## Certification

**Energy Class:** F

**EPgInr:** 102.00 kwh/□

## Features

Code: 81435

Reason: Sale

Categoria: Apartment

Address: rimembranze, 22

Municipality: Amelia

Total Square Meters: 48 sq.m.

: 47.00

Bedrooms: 1

Bathrooms: 2

Rooms: 2

State of Preservation: Excellent

Level: 2

Total Floor: 1

Heating: Heating

Age Construction: 2013

Terrace: Present, 8 sq.m.

Terrace

Tv Antenna

Closet

Fireplace

Telephone System

Wiring

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

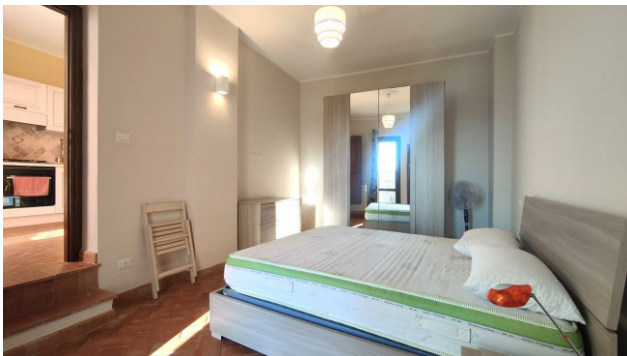
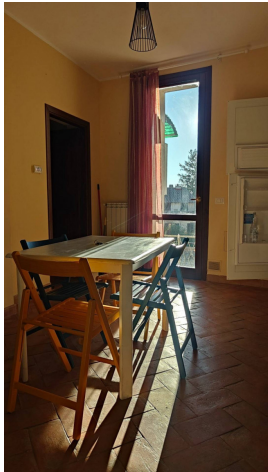
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







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