

Apartment for sale in Amelia

€ 110.000

Ref. 81447



87 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Currently leased with a regular contract until December 31, 2027, we offer for sale in the hamlet of Fornole, within the municipality of Amelia, an apartment on the first floor located in a building of only six units. The property enjoys excellent natural light thanks to its three sun-exposed sides and a main west-facing outlook, perfect for enjoying the afternoon sun. The home features a living area with an open-plan kitchen, enhanced by direct access to a large livable terrace of approximately 19 sqm, perfect for outdoor dining and relaxing moments. The sleeping area consists of two cozy bedrooms and two well-finished bathrooms, complemented by a second livable terrace of approximately 14 sqm providing private outdoor space for every room. In the basement, the property includes a spacious garage of approximately 28 sqm for convenient parking. The location is particularly advantageous for those requiring quick connections to Rome, given its strategic proximity to the Orte hub with its motorway and railway, making this a secure and profitable investment.

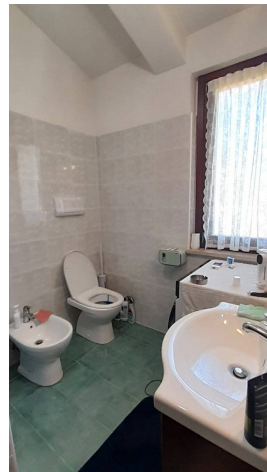
Certification

Energy Class: F

EPgInr: 176.00 kwh/□

Features

Code: 81447	Reason: Sale
Categoria: Apartment	Address: rimembranze, 22
Zip Code: 5022	Municipality: Amelia
Total Square Meters: 87 sq.m.	: 86.00
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Excellent
Level: 1	Total Floor: 1
Heating: Heating	Age Construction: 2012
Building Costs: € 9	Balconies: Present, 14 sq.m.
Terrace: Present, 19 sq.m.	Kitchen: Small Kitchen
Box: Single, 28 sq.m.	





Studiozero24 Amelia

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