

# Apartment for sale in Amelia

## € 89.000

### Ref. 81458



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

Here is a real estate listing designed to showcase this property's historic charm and attention to detail.

□ The Charm of History, the Comfort of the Present: Splendid Apartment in Amelia. Dreaming of a home where the scent of history meets contemporary taste? Located on the elegant avenue that leads from Porta Romana to the heart of Amelia (TR), this property is the perfect combination for those seeking a renovated home, ready to be lived in.

□ A Strategic Location Forget the stress: Amelia is a thousand-year-old village that offers an unparalleled quality of life, while remaining incredibly connected.

Just an hour from Rome: Ideal as a primary residence for those working in the capital or as an exclusive weekend retreat.

Unique View: The view stretches across the ancient Roman road, a daily privilege that will make you feel part of history. □

A Renovation of Excellence: The apartment is located inside an ancient building, the subject of a meticulous and refined renovation carried out in the early 2000s. Each intervention was carried out with artisanal care, preserving the soul of the original structure without sacrificing modern comforts.

□ The Interior Spaces The property stands out for its fluid and welcoming distribution of spaces:

Living Area: An inviting entrance leads to a spacious living room, the true heart of the home, adorned with a fireplace perfect for winter evenings. The functional and well-integrated kitchen completes the floor. Sleeping Area (Attic Level):

Going up, the atmosphere becomes intimate and cozy. A large hallway leads to the spacious master bedroom. The bathroom is a true oasis of relaxation, equipped with a comfortable whirlpool tub, ideal for rejuvenating after a long day. □

Why choose this home? Turnkey renovation: No construction to manage, just furniture to move. Premium Details:

Tastefully selected finishes that enhance the building's architecture. Safe Investment: The proximity to Rome and the historic context of Amelia guarantee long-term value. Don't miss the opportunity to experience history with modern conveniences.

## Certification

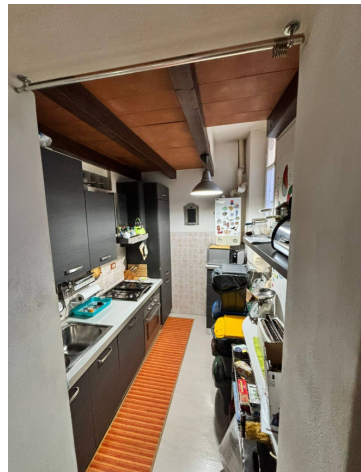
**Energy Class:** G

## Features

Code: 81458	Reason: Sale
Categoria: Apartment	Address: rimembranze, 22
Municipality: Amelia	Total Square Meters: 70 sq.m.
: 69.00	Bedrooms: 1
Bathrooms: 2	Rooms: 2
State of Preservation: Excellent	Heating: Heating
Tv Antenna	Tv SAT
Fireplace	Telephone System
Wooden Window Frames	Shutters

## Nearby

Gyms	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





**Studiozero24 Amelia**

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