

Apartment for sale in Amelia

€ 180.000

Ref. 81489



150 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

The perfect home for your growing family: Space, Independence, and Zero Energy Waste! Looking for a home where each child can have their own room, without compromising on sustainability and running costs? Just 1 km from the heart of the city, in a quiet and convenient residential area, we offer a detached two-level property, move-in ready and designed for your family's future.

□ The Spaces: 120 m2 designed for everyday life Forget about condominium fees and chaos: here you have your own private entrance and all the space you've always wanted.

Living Area (First Floor): Large and bright living room: the perfect meeting place for family movie nights or children's games. Dream eat-in kitchen: spacious, ideal for lively breakfasts in the morning, with direct access to the terrace for al fresco lunches and dinners. First guest bathroom on the floor. Sleeping Area (Second Floor): Three real bedrooms: finally a master bedroom for you and two separate bedrooms for the children (or a shared playroom!). Study / Laundry Room: a fundamental space for organizing laundry and ironing without taking up bathrooms, or perfect for smart working. Second bathroom serving the sleeping area. ✂ Class A Energy Efficiency: Low bills and maximum comfort. The property has undergone a major energy efficiency renovation, a fundamental added value for the family budget:

Highly thermally and acoustically insulated windows, high-quality floors and recently renovated bathrooms. Result: Energy Class A, which translates into rooms that are always warm in winter and cool in summer, with consumption reduced to a

minimum. □ Exteriors and Extra Spaces

Exclusive paved courtyard: a private and safe outdoor space for children to play outdoors or for a small four-legged friend to run around. A 30 sq m garage/workshop: the ideal place to store bicycles, strollers, sports equipment, or to cultivate your hobbies. In short: A spacious, efficient, modern home with no condo fees, ready to welcome the most beautiful chapters of your family's life.

Certification

Energy Class: A1

Features

Code: 81489	Reason: Sale
Categoria: Apartment	Municipality: Amelia
Total Square Meters: 150 sq.m.	: 149.00
Bedrooms: 2	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Heating: Heating	Age Construction: 2005
Kitchen: Regular Kitchen	Box: Single
Tv Antenna	Closet
Air-Conditioned	Telephone System
Shower	Aluminum 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	



