

## Terraced House for sale in Amelia

### € 148.000

### Ref. 81495



**128 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Enchanting townhouse in the historic heart of Amelia

Located within the charming and ancient cyclopean walls of the city of Amelia, we offer for sale an authentic townhouse, a perfect combination of history, charm, and modernity.

The property, finely renovated by the owner in 2017, retains its historic soul intact while offering contemporary comforts.

Distribution of spaces:

Ground Floor: The entrance leads to two large cellars featuring striking exposed stonework. A large ancient cistern, a testament to the ingenuity of the past, is of great historical value, lending a unique touch to the floor. First Floor: The living area is spacious and bright. A large eat-in kitchen welcomes family and guests, opening directly to the adjacent living area, which features a cozy fireplace, ideal for winter evenings. Second Floor (Sleeping Area): The upper level of the home is dedicated to maximum comfort and privacy, comprising a spacious master bedroom with ensuite bathroom, an additional well-appointed bedroom, and a second bathroom serving the floor. Highlights:

The location is enviable: in addition to being in the historic center, the property enjoys proximity to one of the few and precious parking spaces available, providing a rare convenience for those living in the heart of the city.

This is the ideal solution for those seeking a characterful, move-in home in a location of high historical and landscape value.

Contact us for further details or to schedule a visit.

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## Certification

**Energy Class:** G

## Features

|                                |                             |
|--------------------------------|-----------------------------|
| Code: 81495                    | Reason: Sale                |
| Categoria: Terraced House      | Municipality: Amelia        |
| Total Square Meters: 128 sq.m. | : 127.00                    |
| Bedrooms: 2                    | Bathrooms: 2                |
| Rooms: 4                       | State of Preservation: Good |
| Heating: Heating               | Age Construction: 1967      |
| Tv Antenna                     | Tv SAT                      |
| Fireplace                      | Telephone System            |
| Shower                         | Wooden Window Frames        |

## 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  |













